



AGENDA

CARVER HEIGHTS/MONTCLAIR AREA COMMUNITY REDEVELOPMENT AGENCY
COMMISSION CHAMBERS, CITY HALL
MONDAY, JULY 13, 2015 5:01 PM

1. CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG OF THE UNITED STATES OF AMERICA

2. APPROVE MINUTES:

A. Regular meeting held December 8, 2014

3. RESOLUTIONS:

A. Resolution of the Carver Heights/Montclair Community Redevelopment Agency approving the Findings of Necessity Report, Extension of Time, Expansion of boundaries, and the Redevelopment Plan; and providing an effective date.

4. ROLL CALL:

5. ADJOURN

**MINUTES OF THE CARVER HEIGHTS/MONTCLAIR AREA COMMUNITY
REDEVELOPMENT AGENCY MONDAY, DECEMBER 8, 2014**

The Carver Heights/Montclair Area Community Redevelopment Agency held a regular meeting Monday, December 8, 2014. Chairperson Christian called the meeting to order at 5:15 p.m. with the following members present:

Commissioner Abraham Conner
Commissioner Elise Dennison
Commissioner John L. Johnson
Commissioner David Knowles
Commissioner Bill Polk
Chairperson John Christian

Commissioner Hurley was absent. Others present were City Manager (CM) Al Minner, City Clerk (CC) J. Andi Purvis, City Attorney (CA) Fred Morrison, the news media, and others.

Chairperson Christian gave the invocation followed by the Pledge of Allegiance to the Flag of the United States of America.

**APPROVED MINUTES OF CARVER HEIGHTS/MONTCLAIR CRA MEETING
HELD SEPTEMBER 8, 2014**

Commissioner Dennison moved to approve the minutes of the meeting held September 8, 2014 and Commissioner Knowles seconded the motion.

The roll call vote was:

Commissioner Dennison	Yes
Commissioner Knowles	Yes
Commissioner Johnson	Yes
Commissioner Polk	Yes
Commissioner Conner	Yes
Chairperson Christian	Yes

Six yeas, no nays, the Commission approved the minutes.

**ADOPTED RESOLUTION 64 REALLOCATING THE 2008 REVENUE NOTE
FOR THE CARVER HEIGHTS/MONTCLAIR AREA COMMUNITY
REDEVELOPMENT AGENCY**

Commissioner Polk introduced the resolution to be read by title only. CC Purvis read the resolution by title only, as follows:

RESOLUTION OF THE CARVER HEIGHTS/MONTCLAIR AREA COMMUNITY REDEVELOPMENT AGENCY RECOMMENDING THE LEESBURG CITY COMMISSION ADOPT THE RESOLUTION REALLOCATING THE 2008 REVENUE NOTE FOR THE CARVER HEIGHTS/MONTCLAIR AREA COMMUNITY REDEVELOPMENT AGENCY ON VARIOUS PROJECTS; AND PROVIDING AN EFFECTIVE DATE.

**MINUTES OF THE CARVER HEIGHTS/MONTCLAIR AREA COMMUNITY
REDEVELOPMENT AGENCY MONDAY, DECEMBER 8, 2014**

Commissioner Knowles moved to adopt the resolution and Commissioner Dennison seconded the motion.

Chairperson Christian requested comments from the Commission and the audience.

Commissioner Polk and Commissioner Johnson asked for clarification.

Housing and Economic Development Director (HEDD) Ken Thomas stated this is the rollover of the revenues for the Carver Heights CRA. The monies were allocated for particular projects; some projects are completed and the remaining funds are being reallocating to other projects which are now priorities.

Commissioner Polk asked under park improvements, which park and HEDD Thomas stated Berry Park.

Commissioner Polk stated the amount is going from \$90,000 to \$165,000. HEDD Thomas stated the \$165,000 represents the original allocation from the note plus what is being added. It sounds confusing but in actuality there is not actually \$165,000.

Commissioner Polk asked about the \$80,412 for computers.

Chairperson Christian stated it is for the Carver Heights computer lab program under the Beecher Street properties.

HEDD Thomas stated there is a facility where the non-profit West Leesburg CDC and some other non-profits are operating a computer lab for the community.

Commissioner Polk asked if the revised budget is going from \$1,149 to \$80,412 for a computer lab.

HEDD Thomas stated that is not the amount for the computer lab.

CM Minner stated the original budget was \$79,263.

Chairperson Christian stated it is confusing and asked if the \$1,149 was added to the original to make the \$80,412.

CM Minner stated from the bond money certain projects were outline and those accomplishments have been completed. The remaining projects show a total of 1.39 million dollars of expenses. As other projects are finished, staff reallocates the remaining proceeds. The original budget is what was listed in the bond documents and the amended budget is where monies are shifted; the biggest change is shifting the \$75,000 to \$165,000 for park improvements. This is just an allocation for the revenue proceed expenditures and before those expenditures are spent, they will be back before this Commission for approval.

The roll call vote was:

Commissioner Knowles	Yes
Commissioner Johnson	Yes
Commissioner Polk	Yes
Commissioner Conner	Yes
Commissioner Dennison	Yes
Chairperson Christian	Yes

**MINUTES OF THE CARVER HEIGHTS/MONTCLAIR AREA COMMUNITY
REDEVELOPMENT AGENCY MONDAY, DECEMBER 8, 2014**

Six yeas, no nays, the Commission adopted the resolution.

PUBLIC COMMENTS: none

ROLL CALL:

Commissioners did not have any items to discuss.

ADJOURN:

Commissioner Polk moved to adjourn the meeting and Commissioner Knowles seconded the motion. The meeting adjourned at 5:25 p.m.

Chairperson

ATTEST:

J. Andi Purvis
Secretary / City Clerk & Recorder



AGENDA MEMORANDUM

Item No: 3A.

Meeting Date: July 13, 2015

From: Ken Thomas, Housing & Redevelopment Manager

Subject: Resolution approving the Findings of Necessity Report, Redevelopment Plan, Expansion of boundaries and Extension of Time

Staff Recommendation:

Staff is recommending approval of the resolution to adopt the Findings of Necessity Report, Redevelopment Plan, and Expansion of boundaries and the Extension of Time.

Analysis:

The City of Leesburg is proposing to adopt the Finding of Necessity Report (FON), amend the Carver Heights/Montclair CRA (CHCRA) Redevelopment Plan, expand the boundaries, and extend the timeframe to add thirty (30) years from the time of the amendment.

On July 22, 2002 the City Commission approved the Carver Heights/Montclair CRA Redevelopment Plan and established a 15 year completion period (expiring September 30, 2016). The amended redevelopment plan has been developed for a thirty (30) year horizon consistent with other CRAs within the City of Leesburg.

The purpose of the amended redevelopment plan (see attached) is to include additional parcels, programs and projects to address the issues identified by residents, business owners and stakeholders. The current population of the CHCRA is 3,213, with thirty six percent (36%) of the households earning below \$15,000 per year and over half of the household in the entire community earning less than \$34,999 per year. In addition, 64% of all occupied housing units are renters.

There are approximately 1,492 +/- acres within the CHCRA, a total of 746 acres are developed, and approximately 449 acres are classified as vacant and available for development. Majority of the developed land is industrial (257.47 acres or 34%), along with 169.47 acres (23%) is institutional (schools, hospitals, county, city and state owned lands including parks). The types of industrial uses are heavy industrial in nature i.e., asphalt plants, paving contractors, concrete/batch plants, manufacturing facilities, and distribution centers.

Review of the Property Appraiser data indicates that majority of the properties (780 parcels covering 695 +/- acres) within the CRA has a taxable value of less than \$100,000. According to Lake County Property Appraiser's data there has been a decline of owner occupied housing over the last ten years. One of the contributing factors to a "blighted areas are a higher percentage of renter occupied units than owner occupied units. Homeownership typically lends itself to people investing into their community by maintenance of the property and being rooted in community events and efforts.

The City's survival as a governmental entity is dependent upon the generation of adequate tax revenues to meet the service needs of its residents. Projects that increase the overall marketability of the City as a commercial, recreational and residential area will ultimately increase the tax base. Slum and blight have a negative impact on the tax base of the City and are self-propagating. The success of this community redevelopment effort is largely dependent upon the economic vitality of the area. The CRA programs aimed at the elimination of slum and blighted conditions and improving the standard of living of its residents are intended to be catalysts for the revitalization of the entire area. Additional projects and programs aimed at increasing job growth and generating pedestrian activity in the Carver Heights community complement the process by focusing on some of the underlying problems that originally resulted in slum and blighted conditions. The CRA will be committed to promoting economic development activities through its business development program, a new site improvement grant, and job creation incentives, infrastructure incentives to support new private development, and land assembly efforts which make larger sites available for redevelopment purposes.

The Community Redevelopment Area contains a substantial number of deteriorated and deteriorating structures that are a detriment to the health, safety or welfare of area residents. The plan has identified mixed use development and infill housing as a need to address the deterioration of structure in the neighborhood. Creation of an Ambassador Program to support a clean and safe program that maintains the area is a recommendation. Pedestrian Safety is an issue, especially along Thomas Road from Harlem Avenue and within the neighborhood streets such as Tuskegee Street and Simmons Avenue where school children have to walk to and from school. The Redevelopment Plan identifies additional programs and services that will be implemented once the plan is approved.

Based on the findings of the report, it is imperative the CRA Board and City Commission approve the expansion of boundaries, amend the redevelopment plan and extend the timeframe.

Options:

1. Approve the resolution to adopt the Findings of Necessity Report, Redevelopment Plan, expand the boundaries and extend the timeframe; or
2. Such alternative action as the Commission may deem appropriate

Fiscal Impact:

None

Submission Date and Time: 7/8/2015 3:33 PM

Department: _____ Prepared by: _____ Attachments: Yes <input type="checkbox"/> No <input type="checkbox"/> Advertised: Not Required _____ Dates: _____ Attorney Review : Yes <input type="checkbox"/> No <input type="checkbox"/> Revised 6/10/04	Reviewed by: Dept. Head _____ Finance Dept. _____ Deputy C.M. _____ Submitted by: City Manager _____	Account No. _____ Project No. _____ WF No. _____ Budget _____ Available _____
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RESOLUTION NO._____

RESOLUTION OF THE CARVER HEIGHTS/MONTCLAIR AREA COMMUNITY REDEVELOPMENT AGENCY OF LEESBURG, FLORIDA RELATING TO COMMUNITY REDEVELOPMENT; MAKING FINDINGS; ADOPTING AN AMENDED COMMUNITY REDEVELOPMENT PLAN, EXPANDING THE AGENCY BOUNDARIES AND TIMEFRAME FOR THE CARVER HEIGHTS REDEVELOPMENT AREA; AUTHORIZING IMPLEMENTATION OF THE PLAN; EXTENDING THE TIMEFRAME AND BOUNDARIES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Leesburg adopted Resolution No. 6547 on July 22, 2002, pursuant to the requirements of the Community Redevelopment Act of 1969, F.S. 163.330-463; and

WHEREAS, through adoption of Resolution 6547 the City Commission approved the Community Redevelopment Plan and established a completion period of 15 years; creating a review process, and providing an effective date; and

WHEREAS, through adoption of Ordinance No 01-61, the City Commission approved the "Community Redevelopment Agency" for the Carver Heights/Montclair Area of Leesburg, and the finding of necessity under F.S. 163.355 (2000) on December 10, 2001; and

WHEREAS, an updated and amended version of the 2001 Plan (the "Plan Update") as contemplated by Part III, Chapter 163, Florida Statutes, has been prepared which updates the 2001 Plan and addresses the redevelopment needs in the Community Redevelopment Area; and

WHEREAS, the City Commission currently recognizes the need to extend the duration of the CRA for an additional time period of 30 years in order to complete a number of capital projects; and

WHEREAS, the City Commission must amend its Community Redevelopment Plan to extend the duration of the CRA; and

WHEREAS, the City Commission must extend its boundaries to facilitate additional redevelopment needs in the community; and

WHEREAS, the City Commission recognizes the need to update the plan to identify new capital projects and modifications to existing projects; and

WHEREAS, the City Commission found that existing properties within the district appear deteriorated, exhibit faulty lot layout, and inadequate and outdated building density patterns; and

WHEREAS, the City Commission has found visible blight in the public areas and spaces within the district; and identified a need to improve, repair and maintain public facilities and structures therein; and

WHEREAS, the City Commission has found dilapidated structures in need of demolition; and

WHEREAS, the City Commission has found a lack of affordable housing in the community and in need of infill housing; and

WHEREAS, the City Commission believes that greater occupancy of commercial buildings and new commercial development by viable businesses will preserve and enhance the commercial tax base. In addition, specific promotional activities within commercial districts will further increase the rate of viable businesses, expand the consumer base and enhance commercial tax returns; and

WHEREAS, the City Commission concludes that adoption of a new Community Redevelopment Plan is an appropriate means by which to address these current needs and goals of the district; and

WHEREAS, proper and timely notice has been given to the public and to each taxing authority which levies ad valorem taxes on taxable real property lying within the geographic boundaries of the Carver Heights/Montclair Area as defined in the Carver Heights Redevelopment Plan of 2015, and no objections have been received from Lake County to the acts of the City of Leesburg in this Resolution; and

WHEREAS, the Local Planning Agency has held a public hearing, and has reviewed and approved the Carver Heights Redevelopment Plan of 2015 attached hereto as Exhibit "A" and has provided its written recommendations thereon; and

WHEREAS, the City Commission has scheduled a timely public hearing to consider adoption of this Resolution;

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Leesburg, Florida as follows:

SECTION 1: The recitals set forth above are hereby adopted as legislative findings of the City Commission of the City of Leesburg.

SECTION 2: Resolution 6547 of the City of Leesburg is hereby amended to replace the "Carver Heights Redevelopment Plan" in its entirety with the "Carver Heights Redevelopment Plan of 2015" attached hereto as Exhibit "A". This action will have the effect of expanding the boundaries of the Community Redevelopment Agency for the Carver Heights/Montclair Area, and extending the time certain for implementing the Redevelopment Plan. In taking this action, the City Commission finds:

- (1) One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist within the Carver Heights/Montclair Area; and
- (2) The rehabilitation, conservation, or redevelopment, or a combination thereof, of the Carver Heights/Montclair Area, including the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality.

SECTION 3: Conflicts: All Resolutions and that are in conflict with this Resolution are hereby repealed and all resolutions regarding Resolution 6547 and the Carver Heights Redevelopment Plan are vacated and nullified.

SECTION 4: Severability: If any section, sentence, phrase, word or portion of this Resolution is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or portion of this Resolution not otherwise determined to be invalid, unlawful or unconstitutional.

SECTION 5: Effective Date: This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED at the regular meeting of the City Commission of the City of Leesburg, Florida held on the 13th day of July, 2015.

THE CITY OF LEESBURG, FLORIDA

BY: _____
Chairperson

Attest: _____
Secretary/City Clerk

Finding of Necessity Study Report

February 2015

CARVER HEIGHTS COMMUNITY REDEVELOPMENT EXPANSION AREA

Prepared By:



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INTRODUCTION

I. INTRODUCTION

Florida Law (Chapter 163, Part III) allows modifications to existing Redevelopment Plans which may include a change in the boundaries of the redevelopment area to add land.

This report provides the required findings of blight as identified in Section 163, Part III, Florida Statutes (F.S.), the “Redevelopment Act,” in order to enable the expansion of the Carver Heights/Montclair Area Community Redevelopment District (CHMACRD). The Study Area encompasses approximately $327 \pm$ acres within the City of Leesburg so it may be included in the community redevelopment area.

This analysis relies substantially on 2014 tax roll data supplied by the Lake County Property Appraiser, interpretations of City staff-supplied data, and visual inspections/site visits of properties.

STUDY AREA BOUNDARIES

II. STUDY AREA BOUNDARIES

The analysis is confined to a specific geographic area of approximately $327 \pm$ acres, including all rights of way. Map A depicts the proposed redevelopment expansion area boundaries, as well as the existing CHMACRD boundaries. The existing CHMACRD area is approximately $1,165 \pm$ acres and the expansion area will increase the size of the entire Redevelopment Area to approximately $1,492 \pm$ acres. The Study Area is located entirely within the jurisdiction and control of incorporated Leesburg.

Map A - Study Area Boundaries Aerial



OBJECTIVES AND PURPOSE

III. OBJECTIVES AND PURPOSE OF THE REDEVELOPMENT ACT

The purpose of the Redevelopment Act is to assist local governments in eliminating and/or preventing blighted conditions that are detrimental to the sustainability of economically and socially vibrant communities. The following paragraphs describe those blighted conditions, their specific effects, and the intentions of the community redevelopment regime as a tool for creating and implementing policies and programs.

- *Section 163.335 (1)... there exist in counties and municipalities of the state slum and blighted areas which constitute a serious and growing menace, injurious to the public health, safety, morals, and welfare of the residents of the state; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests sound growth, retards the provision of housing accommodations, aggravates traffic problems, and substantially hampers the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blight is a matter of state policy and state concern in order that the state and its counties and municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities.*
- *Section 163.335 (2)... certain slum or blighted areas, or portions thereof, may require acquisition, clearance, and disposition subject to use restrictions, as provided in this part, since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation; that other areas or portions thereof may, through the means provided in this part, be susceptible of conservation or rehabilitation in such a manner that the conditions and evils enumerated may be eliminated, remedied, or prevented; and that salvageable slum and blighted areas can be conserved and rehabilitated through appropriate public action as herein authorized and the cooperation and voluntary action of the owners and tenants of property in such areas.*
- *Section 163.335 (3)... the powers conferred by this part are for public uses and purposes for which public money may be expended and police power exercised, and the necessity in the public interest for the provisions herein enacted is declared as a matter of legislative determination.*

- *Section 163.335 (4).... that coastal resort and tourist areas or portions thereof which are deteriorating and economically distressed due to building density patterns, inadequate transportation and parking facilities, faulty lot layout, or inadequate street layout, could, through the means provided in this part, be revitalized and redeveloped in a manner that will vastly improve the economic and social conditions of the community.*
- *Section 163.335 (5)... the preservation or enhancement of the tax base from which a taxing authority realizes tax revenues is essential to its existence and financial health; that the preservation and enhancement of such tax base is implicit in the purposes for which a taxing authority is established; that tax increment financing is an effective method of achieving such preservation and enhancement in areas in which such tax base is declining; that community redevelopment in such areas, when complete, will enhance such tax base and provide increased tax revenues to all affected taxing authorities, increasing their ability to accomplish their other respective purposes; and that the preservation and enhancement of the tax base in such areas through tax increment financing and the levying of taxes by such taxing authorities therefore and the appropriation of funds to a redevelopment trust fund bears a substantial relation to the purposes of such taxing authorities and is for their respective purposes and concerns. This subsection does not apply in any jurisdiction where the community redevelopment agency validated bonds as of April 30, 1984.*
- *Section 163.335 (6)... there exists in counties and municipalities of the state a severe shortage of housing affordable to residents of low or moderate income, including the elderly; that the existence of such condition affects the health, safety, and welfare of the residents of such counties and municipalities and retards their growth and economic and social development; and that the elimination or improvement of such condition is a proper matter of state policy and state concern and is for a valid and desirable public purpose.*
- *Section 163.335 (7)... the prevention or elimination of a slum area or blighted area as defined in this part and the preservation or enhancement of the tax base are not public uses or purposes for which private property may be taken by eminent domain and do not satisfy the public purpose requirement of s. 6(a), Art. X of the State Constitution.*

Under the Redevelopment Act, if an area is deemed blighted, a resolution must be adopted by the local governing body, or municipal subdivision, finding that blight conditions are extant within the defined study area and that the repair, rehabilitation and/or the redevelopment of said areas are in the interest of public health, safety and welfare. If an area has such blighted conditions, the governing body would have to establish a Community Redevelopment Agency (CRA). In the case of the Carver Heights/Montclair Area, an Agency exists for the property located immediately adjacent to the Study Area, and the local governing body will continue to utilize this for management of the CRA in the Study Area. The current Carver Heights/Montclair Area Redevelopment Agency is the legal unit acting for the City of Leesburg. The CHMARA would direct the preparation of the Community Redevelopment Plan for the area described in the "Findings of Necessity Resolution." The Community Redevelopment Plan will be amended to address the expansion area located in the Study Area. The plan will provide physical information on the redevelopment area and identify potential programs and project types that can diminish or eradicate the specified blighted conditions.

A redevelopment plan is subjected to a compliance review that is conducted by the local planning agency (LPA) before it may be submitted to the City Commission for approval. In the case of the City of Leesburg, the Planning Commission is the LPA. The LPA has sixty days to review the redevelopment plan for its conformity with the City's Comprehensive Development Plan. After receiving comments and recommendations from the LPA, the local governing body shall hold a public hearing on the approval of the Community Redevelopment Plan after public notice has been placed within the accepted general circulation newspaper of the area.

The next step is the creation of the Redevelopment Trust Fund, established by ordinance and adopted by the City Commission, the governing body that created the CRA. The most recent real property certified tax roll prior to the effective year of the ordinance shall be used to establish the "base year" within the redevelopment area in order to calculate the tax increment. In the City of Leesburg's case, the assumed timetable to move forward implies that the calculation of the tax increment will utilize the 2014 certified rolls for the proposed expansion area.

Subsequent to the establishment of the redevelopment structure described above, the trust fund becomes funded upon the availability of tax increment revenues. Tax increment revenues become available as the result of increased property assessments associated with new development and redevelopment activities within the redevelopment area after the base year. Funds allocated to and deposited into the trust account are to be used by the CRA to finance or refinance any community redevelopment it undertakes pursuant to the approved community redevelopment plan.

Prior to the City adopting any resolution or ordinance to approve a community redevelopment plan or establish a redevelopment trust fund, the governing body must

provide public notice of the proposed actions to each of the taxing authorities that have the power to levy ad-valorem taxes within the redevelopment area. Such notices serve as an alert to these taxing authorities to any possible changes in their budgets that may occur as a result of the redevelopment action. It is assumed that the following entities with ties and relationships to the City of Leesburg government will receive notice of any actions arising from either the findings of necessity analysis or subsequent programs or initiatives should they be authorized under the terms of the Redevelopment Act:

- *Lake County Government*
- *City of Leesburg*
- *Lake County School Board*
- *St. Johns River Water Management District*
- *Lake County Water Authority*
- *North Lake Hospital District*

Other entities, including those listed above, that may also exercise certain jurisdiction or control within the same legal boundaries defined for this study will not, as a matter of law or policy of the City, experience any diminution in their ad-valorem revenues arising from the adoption of a resolution that defines or finds blight as described herein. These entities, such as St. Johns River Water Management District (SJRWMD) and the Lake County School Board are likely to experience an increase in their revenues over time as the result of such actions.

A. Declaration and Process

If at any time after the approval of a community redevelopment plan by the governing body it becomes necessary or desirable to amend or modify such plan, the governing body may amend such plan upon the recommendation of the agency. The agency recommendation to amend or modify a redevelopment plan may include a change in the boundaries of the redevelopment area to add land to or exclude land from the redevelopment area, or may include the development and implementation of community policing innovations.

The governing body shall hold a public hearing on a proposed modification of any community redevelopment plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the agency.

In addition to the requirements of Florida Statutes [163.346](#), and prior to the adoption of any modification to a community redevelopment plan that expands the boundaries of the community redevelopment area or extends the time certain set forth in the redevelopment plan as required by Florida Statutes [163.362\(10\)](#), the agency shall report such proposed modification to each taxing authority in writing

or by an oral presentation, or both, regarding such proposed modification.

For any community redevelopment agency that was not created pursuant to a delegation of authority under s. [163.410](#) by a county that has adopted a home rule charter and that modifies its adopted community redevelopment plan in a manner that expands the boundaries of the redevelopment area after October 1, 2006, the following additional procedures are required prior to adoption by the governing body of a modified community redevelopment plan:

Within 30 days after receipt of any report of a proposed modification that expands the boundaries of the redevelopment area, the county may provide notice by registered mail to the governing body of the municipality and the community redevelopment agency that the county has competing policy goals and plans for the public funds the county would be required to deposit to the community redevelopment trust fund under the proposed modification to the community redevelopment plan.

If the notice required in subparagraph 1. is timely provided, the governing body of the county and the governing body of the municipality that created the community redevelopment agency shall schedule and hold a joint hearing co-chaired by the chair of the governing body of the county and the mayor of the municipality, with the agenda to be set by the chair of the governing body of the county, at which the competing policy goals for the public funds shall be discussed. For those community redevelopment agencies for which the board of commissioners of the community redevelopment agency are comprised as specified in s. [163.356\(2\)](#), a designee of the community redevelopment agency shall participate in the joint meeting as a nonvoting member. Any such hearing shall be held within 90 days after receipt by the county of the recommended modification of the adopted community redevelopment plan. Prior to the joint public hearing, the county may propose an alternative modified community redevelopment plan that meets the requirements of s. 163.360 to address the conditions identified in the resolution making a finding of necessity required under s. [163.355](#). If such an alternative modified redevelopment plan is proposed by the county, such plan shall be delivered to the governing body of the municipality that created the community redevelopment agency and the executive director or other officer of the community redevelopment agency by registered mail at least 30 days prior to holding the joint meeting.

If the notice required in subparagraph 1. is timely provided, the municipality may not proceed with the adoption of a modified plan until 30 days after the joint hearing unless the governing body of the county has failed to schedule or a majority of the members of the governing body of the county have failed to attend the joint hearing within the required 90-day period.

Notwithstanding the time requirements established in subparagraphs 2. and 3., the county and the municipality may at any time voluntarily use the dispute resolution process established in chapter 164 to attempt to resolve any competing policy goals between the county and municipality related to the community redevelopment agency. Nothing in this subparagraph grants the county or the municipality the authority to require the other local government to participate in the dispute resolution process.

A modification to a community redevelopment plan that includes a change in the boundaries of the redevelopment area to add land must be supported by a resolution as provided in Florida Statutes [163.355](#).

If a community redevelopment plan is modified by the county or municipality after the lease or sale of real property in the community redevelopment area, such modification may be conditioned upon such approval of the owner, lessee, or successor in interest as the county or municipality may deem advisable and, in any event, shall be subject to such rights at law or in equity as a lessee or purchaser, or his or her successor or successors in interest, may be entitled to assert.

B. Criteria for Determining Blight

Determining if blight conditions exist within the Study Area is the initial step in ascertaining the expansion area's appropriateness as a community redevelopment area and inclusion in the Carver Heights/Montclair Area Community Redevelopment Area. This documentation of blight conditions and supporting analysis shall be referred to herein as the "Findings Report."

This Report describes the physical, economic, and regulatory conditions within the community redevelopment study area that are associated with blight or its causes and discusses the need for a community redevelopment area. LPG Urban and Regional Planners, Inc. staff has inspected the study area and prepared the analysis contained within the Report.

The Redevelopment Act establishes two similar, but discrete, pathways to determine if a study area is a "blighted area," sufficient to warrant the full application of the redevelopment powers conveyed by such a designation.

The first alternative (Alternative One) involves the layering of two tests. The first test is broadly conditional and the second test is criteria specific. Both tests must conclude that the described conditions exist affirmatively.

The second alternative (Alternative Two) involves a specific agreement among parties subject to a prospective trust fund agreement. Where such an agreement exists, the jurisdiction seeking to designate a redevelopment area will be allowed to

pass a less rigorous test. As in the first alternative, this test relates to specific criteria and it must conclude affirmatively.

1. Alternative One

The first test for Alternative One requires that a study area identified as a blighted area contain a “substantial number of deteriorated or deteriorating structures, in which conditions, as indicated by government maintained statistics or other studies, are leading to economic distress or endanger life or property.”

The second test for Alternative One must prove that the area must be one in “which two or more of the following factors are present.”

- a. Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
- b. Aggregate assessed values of real property in the area for ad-valorem tax purposes have failed to show any appreciable increase over 5 years prior to the finding of such conditions;
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- d. Unsanitary or unsafe conditions;
- e. Deterioration of site or other improvements;
- f. Inadequate and outdated building density patterns;
- g. Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
- h. Tax or special assessment delinquency exceeding the fair value of the land;
- i. Residential and commercial vacancy rates are higher in the area than in the remainder of the county or municipality;
- j. Incidence of crime in the area are higher than in the remainder of the county or municipality;
- k. Fire and emergency medical service calls to the area are proportionally higher than in the remainder of the county or municipality;
- l. A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
- m. Diversity of ownership or defective or unusual conditions of title, which prevent the free alienability of land within the deteriorated or hazardous area; or
- n. Governmentally owned property with adverse environmental

conditions caused by a public or private entity.

2. Alternative Two

The Redevelopment Act also allows that a blighted area may be “any area in which at least one of the factors identified in paragraphs (a) through (n) of Section 163.340 (8), F.S. are present and all taxing authorities (as such term is defined in the Redevelopment Act) subject to Section 163.387 (2)(a), F.S. agree, either by inter-local agreement or agreements with the agency or by resolution, that the area is blighted.”

HISTORICAL PERSPECTIVE

IV. HISTORICAL PERSPECTIVE

Carver Heights was originally settled and evolved from the Walling Quarters – a box/crate business started in the late 1920's - early 1930's. Employees moved into the area and formed a crate mill neighborhood. The churches soon followed in the mid 1930's with the establishment of Zion Baptist Church. The Pentecostal church of God was established in the late 1940's – early 1950's, and a third church, the Church of Christ, was established in the late 1960's. The late 1940's also started a trend of businesses being started to serve the growing community and help establish a sense of place for Carver Heights. The 1960's – 1980's saw industry move to the perimeter of the community; concrete plants, asphalt plants, warehouses, distribution, fertilizer, boat and mobile home manufacturing all arrived.

EXISTING CONDITIONS SUMMARY

V. EXISTING CONDITIONS SUMMARY

This section of the report documents the existing conditions within the expansion area including the condition of residential housing, land uses, utilities, transportation facilities, and the visual character of buildings.

A. Existing Land Use and Zoning

Of the eighty three (83) parcels identified within the study area, the majority are identified as mixed use, with the second largest category being industrial.

1. Land Use

Review of the Future Land Use Map for the City of Leesburg (Map B) indicates that the majority of the study area is designated as Mixed Use (169.77+/- acres). The majority of the area (71%) has a residential or Planned Unit Development zoning.

TABLE 1
DEVELOPED LANDS/EXISTING LAND USE/VACANT LAND

Categories	Developed Lands			Vacant Land		
	No. of Properties	Acres	%	No. of Properties	Acres	%
Residential	38	9.60	9.22%	5	18.97	9.36%
Industrial	5	12.69	10.33%	15	49.29	24.33%
Institutional	5	28.71	23.39%	5	13.48	6.65%
Commercial	2	0.97	0.01%	2	3.16	1.56%
Mixed Use	1	70.76	57.05%	2	112.44	55.52
Non Agricultural				3	5.28	2.58%
TOTAL	51	122.73	100%	32	202.52	100%

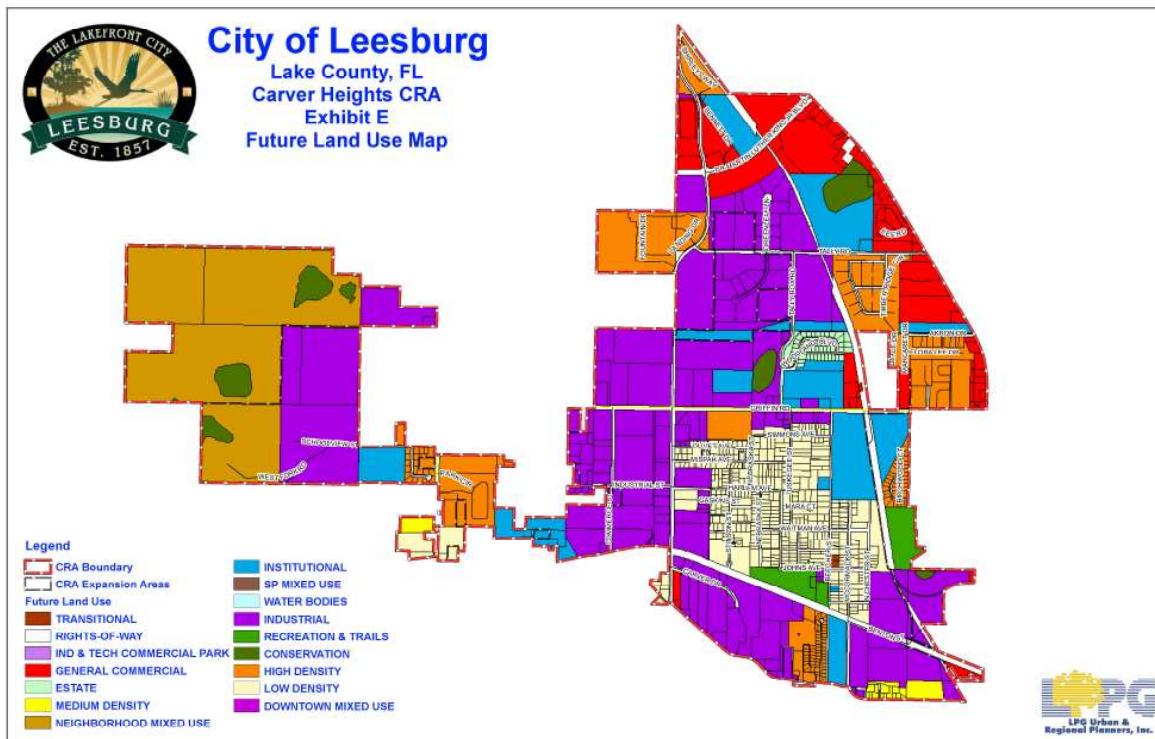
TABLE 2: Future Land Use		
Categories	Future Land Use	
	Acres	%
CONSERVATION	14.92	4.56%
RIGHTS-OF-WAY	14.40	4.40%
RECREATION & TRAILS	10.68	3.26%
GENERAL COMMERCIAL	5.40	1.65%
INDUSTRIAL	74.72	22.83%
INSTITUTIONAL	18.08	5.52%
HIGH DENSITY	9.58	2.92%
LOW DENSITY	6.49	1.98%
MEDIUM DENSITY	3.33	1.02%
NEIGHBORHOOD MIXED USE	169.77	51.86%
TOTAL	327.37	100%

2. Zoning

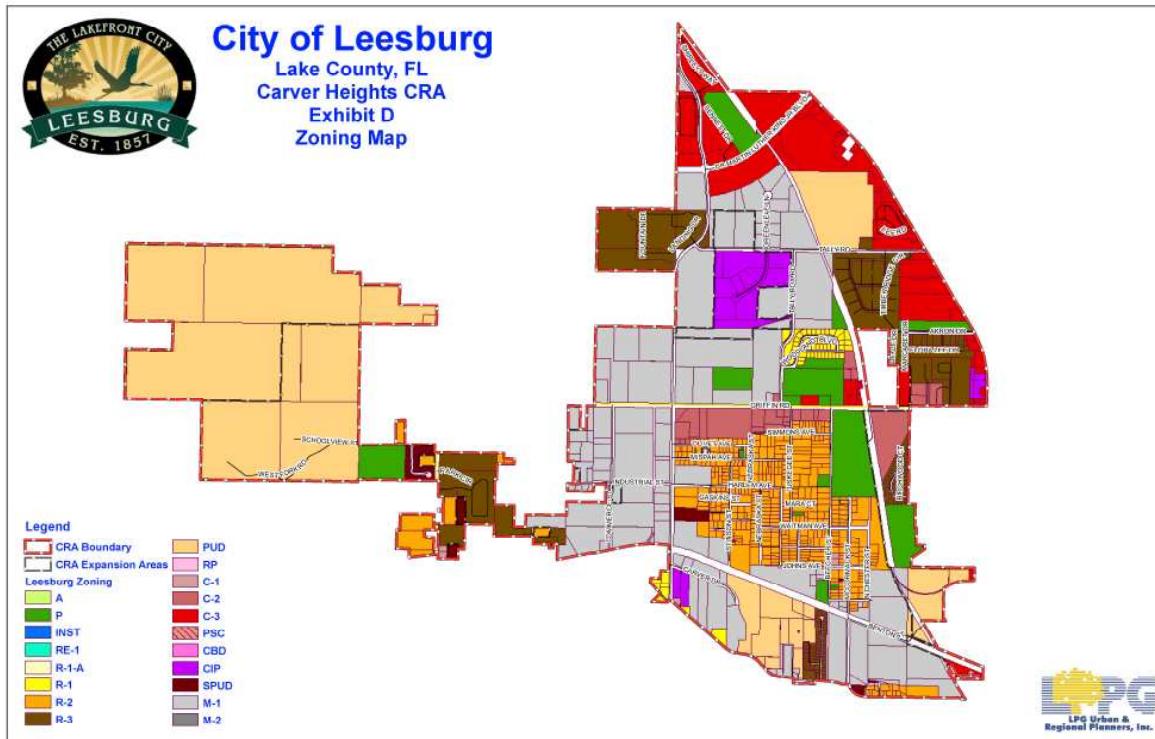
Review of the City of Leesburg Zoning Map (Map C) indicates that the majority of the area is zoned PUD which allows residential and neighborhood commercial uses (65%).

TABLE 3: Zoning			
	Existing Zoning		
Categories	No. of Properties	Acres	%
C-1	0	0	0%
C-2	1	10.73	3.28%
C-3	5	5.42	1.66%
CIP	13	30.31	9.26%
Commercial			14.20%
M-1	11	21.69	6.63%
Industrial			6.63%
P	1	10.68	3.26%
Public Facilities			3.26%
R-1	0	0	0%
R-2	5	10.74	3.28%
R-3	37	6.89	2.11%
PUD	9	213.18	65.12%
SPUD	2	2.72	0.83%
Residential			71.34%
ROW/Open Space	3	15.01	4.59%
TOTAL	83	327.37	100%

Map B – City of Leesburg Future Land Use Map



Map C – City of Leesburg Zoning Map



B. Lot Value and Site Deterioration

1. Lot Value

According to the 2014 Lake County Property Appraisers data, thirty-nine (39) residential properties and twenty-two (22) non-residential properties within the study area have an assessed value of \$50,000 or less.

2. Site Deterioration

The study area contains residential and commercial structures that are deteriorating and represent a safety and health hazard. Many of the developed and undeveloped residential and commercial sites in the study area are not maintained. There is uncontrolled dumping of trash and construction debris. Abandoned equipment, cars and materials can be found in yards and on vacant lots.





Both a cause and an indicator of blight is the presence of vacant properties and obsolete, closed buildings, especially those that have been poorly maintained for years. As an indicator of blight, it is assumed the owner has no economic incentive to reinvest, or that there is no market for tenants. The presence of vacant lots and closed buildings disrupts the urban character of the neighborhoods and decreases the value of

commercial areas. A review of the area indicates a number of deteriorated buildings with boarded up windows, broken glass, broken doors and deteriorated roofs. Buildings which are left abandoned and partly demolished create both a security and safety hazard.

C. Unsafe Condition of Housing

1. Age of Housing Stock

Although age of a structure is not considered a blight indicator, the effects of age, when coupled with deficient maintenance, can result in deteriorated and dilapidated structures in the long term. As a general rule, buildings require increased maintenance as they reach twenty or thirty years of age. A significant number of residential structures in the Study area were constructed in the 1980's and are over thirty years of age.





2. Unsanitary or Unsafe Conditions and Structure Deterioration

A windshield survey was conducted in November 2014 to identify deteriorated or dilapidated housing structures. A structure was categorized “deteriorated” if it appeared to have moderate to severe structural problems that, if not repaired within a few years, would degenerate to the

point where the structure may be deemed uninhabitable.

A structure was categorized “dilapidated” if it appeared uninhabitable due to major structural system problems and was boarded up to deter entrance to the structure. A dilapidated structure probably cannot be rehabilitated in a cost feasible manner. The housing conditions study determined that many structures were deteriorated as of November 2014. Other structures showed signs of wear and tear that can be attributed to lack of maintenance and weathering due to elements.



Carver Heights Community Redevelopment Expansion Area





3. **Transient Properties**

The property appraiser's records indicate that the study area contains 83 properties owned by 55 different entities. The presence of absentee owners, and lack of maintenance can exacerbate the deterioration of

buildings and property. One of the contributing factors to “blighted areas” is a higher percentage of vacant and renter occupied units than owner occupied units. Home ownership typically lends itself to people “investing” into their community by maintenance of the property and being rooted in community events and efforts. Of the 38 developed residential properties only three (3) appeared to be owner occupied.

D. Vacant Lots and Closed Buildings

Both a cause and an indicator of blight is the presence of vacant properties and obsolete, closed buildings, especially those that have been poorly maintained for years. As an indicator of blight, it is assumed that the owner has no economic justification to develop the property due to the depressed market value of the area as a whole. In the case of closed buildings, it is assumed the owner has no economic incentive to reinvest, or that there is no market for tenants. The presence of vacant lots and closed buildings disrupts the urban character of the neighborhoods and decreases the value of commercial areas.

A review of the area indicates a number of deteriorated buildings with boarded up windows, broken glass, broken doors and deteriorated roofs. Buildings which are let abandoned and partly demolished create both a security and safety hazard.





E. Transportation Facilities and Pedestrian Infrastructure

The Study Area's roadways in the general vicinity lack sidewalks and curb facilities.





F. Real Estate Development and Investment Activity

In the northwest expansion area the water and sewer facilities are insufficient to support real estate development and investment activity. The utility lines in this

area are under sized and cannot meet flow, pressure, or fire suppression minimum standards to support the approved development and therefore remain vacant.

G. Crime

The Study Area has historically experienced a more significant problem with drug-related crimes than other areas in the City of Leesburg. The problems associated with abandoned, derelict buildings and vehicles can be seen as a catalyst for encouraging criminal activity. A number of studies have shown that in economically distressed neighborhoods, abandoned houses and buildings can become hangouts for thieves, drug dealers, and prostitutes. Crime rates on blocks with open abandoned buildings have been shown to be twice as high as rates on matched blocks without open buildings.

H. Other Infrastructure

The majority of the undeveloped lands located in the western area lack access to central water and sewer facilities.

I. Summary of Existing Conditions

The Redevelopment Act provides little specific criteria or guidance in Section 163.340 (8), F.S., regarding the definition or attributes of deteriorating structures other than implied in the Redevelopment Act which focuses on a series of indicators that in the aggregate are assumed to lead to economic, physical or social distress. In the present case, the physical state and the nature of the existing structures have clearly affected the physical, economic and social environment within the Study Area. Residential buildings are of unacceptable physical condition, which requires major repair or in some cases complete demolition. In addition, some of the non-residential buildings are functionally deteriorated and rendered functionally and physically obsolete by the constraints of the site, structure placement, or access.

The infrastructure that serves the Study Area is incapable of meeting the demands of any existing and future development that would materially alter and increase the density of development as it currently stands. While the City's vision is of increased residential and non-residential development occurring as part of their redevelopment initiatives in the Study Area, the inadequate existing infrastructure emerges as a future problem.

FINDINGS OF BLIGHT FACTORS

VI. FINDINGS OF BLIGHT FACTORS PRESENT IN STUDY AREA

Of the **fourteen** (14) conditions indicative of blight listed in the Redevelopment Act, our analysis indicates that **six** (6) of the conditions exist in the Study Area and are retarding the area's immediate and longer term social, economic and physical development. These conditions are a constraint for any significant development or redevelopment within the Study Area. Alternative One requires that at least **two** criteria be satisfied. Alternative Two requires that only **one** criterion be satisfied. Below is a summary of the findings of blight factors based on criteria from Section 163.340, Florida Statutes (F.S.). These blight factors are immediately apparent upon any visual inspection of the Study Area.

- **Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities (Section 163.340(8)(a), F.S.)**

Many of the roadways within the study area lack sidewalks or curb and gutter facilities. In addition, there are no public parking lots and there is limited public transportation available to residents or merchant employees in the study area.

- **Unsanitary or unsafe conditions (Section 163.340(8)(d), F.S.)**

Abandoned, deteriorating buildings and non-maintained properties have resulted in uncontrolled dumping of trash and construction debris. Such lack of security and maintenance present both a sanitary and safety hazard for persons living in the neighborhood and visiting the area. Studies have shown that such vacant lots and abandoned buildings “can suck the life out of a neighborhood.” They impair the health of neighborhood residents, encourage criminal activity and raise the risk of fires.

- **Deterioration of site or other improvements (Section 163.340(8)(e), F.S.)**

The area shows a number of examples of a lack of maintenance which has resulted in a deterioration of buildings, fences, landscaping, retention ponds, roads, and other structures. Existing infrastructure has not been maintained.

- **Residential and commercial vacancy rates are higher in the area than in the remainder of the county or municipality (Section 163.340(8)(i), F.S.)**

Vacant mixed use lands which allow residential and commercial development account for 55% vacancy rate (112 acres) and industrial vacant lands account for 24% vacancy rate (50 acres). These vacancy rates are high for an urban area.

- **Incidence of crime in the area are higher than in the remainder of the county or municipality (Section 163.340(8)(j), F.S.)**

The Study Area has a higher rate of arrests, primarily drug-related, relative to other portions of the City of Leesburg. As referred to above, a number of studies have shown that in economically distressed neighborhoods, abandoned houses and buildings can become hangouts for thieves, drug dealers, and prostitutes.

- **Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area (Section 163.340(8)(m), F.S.)**

The property appraiser's records indicate that the study area contains 82 properties owned by 55 different entities. Of these, only 3 appear to be resident owned property. The remainder are owned by persons/businesses who live in other parts of Florida or other US states. The presence of absentee owners, and lack of maintenance can exacerbate the deterioration of buildings and property.

A. Conclusion of Alternative Tests

The Study Area is one in which a number of deteriorated structures and underutilized and un-developed land exist and these are materially injurious to both the area and community's overall sustainability. These deteriorated structures and conditions are such that they are "leading to economic distress or endanger life or property" as described in the Redevelopment Act.

Such evidence of deteriorated conditions, together with cited and inferred data that identifies the four dimensions of social, physical and economic hardship associated with the deteriorated conditions and broad decline, demonstrate a substantial record of blight existing throughout the Study Area.

It is the conclusion of this study that multiple criteria exist within the Study Area that would characterize the area to be a blighted area. The existence of these conditions has been confirmed, and therefore the study area meets both tests for the Alternative One method for determination of blight.

The information summarized in this report is sufficient for the City of Leesburg to acknowledge the described conditions and to adopt a resolution that declares the

rehabilitation, and redevelopment of the study area is in the interest of public health, safety, morals and welfare.

B. Next Steps-Community Redevelopment Plan and Trust Fund

Creating a Community Redevelopment Plan for the Study Area is the next step in the protocol. A Community Redevelopment Plan must be completed after the City Commission has formally acknowledged the conditions of blight described herein. A resolution approved by the City Commission acknowledging and recognizing the blight condition, and finding the need for a community redevelopment agency would achieve this task.

The Community Redevelopment Plan must conform to a variety of criteria established in Section 163.360, F.S. Further, the Community Redevelopment Plan must contain certain elements articulated in 163.362, F.S. Collectively, it is the purpose of such elements to serve as a legal framework for activating strategies, which would contain these blighted conditions, remove such conditions and promote development and or redevelopment that facilitates sound, sustainable growth in the Carver Heights/Montclair Area.

The Community Redevelopment Plan need not be a capital improvement plan in the typical sense, but rather a framework for creating and implementing a redevelopment strategy that complies with the dictates of the Redevelopment Act. The completion of a Community Redevelopment Plan must not only meet the legal requirements of the Redevelopment Act but also must also foster and facilitate the attraction of capable and cooperative redevelopment partners.

The process for considering and adopting a new Community Redevelopment Plan also requires mailed notices to all taxing authorities as well as published notice. In addition, prior to consideration of a Community Redevelopment Plan, the Community Redevelopment Agency must submit the Plan to the local planning agency of the City for review and recommendations as to its conformity with the City's Comprehensive Development Plan. Upon submission of the Community Redevelopment Plan to the City and to each taxing authority (City of Leesburg, Lake County Government, Lake County Water Authority, North Lake Hospital Taxing District, Lake County School Board, St. Johns River Water Management District), a public hearing concerning the Redevelopment Plan is required to be held. Following such a public hearing and a determination by the City approving the Plan and confirming the various statutorily required findings, the Community Redevelopment Plan may then be adopted.

Following the adoption of the Community Redevelopment Plan, the Study Area will be included in the Community Redevelopment Trust Fund, which is required to be established by City ordinance. The Trust Fund will establish a base year for

the Study Area in order to identify tax incremental funds as the valuation of the study area increases. Funds allocated to and deposited into this fund shall be used by the Community Redevelopment Agency to finance community redevelopment identified in the Community Redevelopment Plan.

APPENDIX A – LEGAL DESCRIPTION

Legal Description of Existing CRA and Expansion Area

BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THE ABANDONED ACL RAILROAD WITH THE NORTH RIGHT-OF-WAY LINE OF CENTER STREET IN THE S.E. 1/4 OF THE S.E 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA AND RUN WESTERLY AND NORTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CENTER STREET AND NORTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF MONTCLAIR ROAD TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THOMAS AVENUE; THENCE WESTERLY TO THE SOUTHEAST CORNER OF ALTERNATE KEY NO. 3313071; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID ALTERNATE KEY TO THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 3313071; THENCE NORTHEASTERLY ALONG SAID ALTERNATE KEY TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF MONTCLAIR ROAD; THENCE CONTINUE NORTHEASTERLY TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MONTCLAIR ROAD; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF MONTCLAIR ROAD TO THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 1504694; THENCE NORtherly ALONG THE WEST LINE OF SAID ALTERNATE KEY TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1504694; THENCE EASTERLY ALONG SAID NORtherly LINE OF ALTERNATE KEY TO A POINT ON THE WEST LINE OF ALTERNATE KEY NO. 1290368; THENCE NORtherly ALONG THE WEST LINE OF SAID ALTERNATE KEY TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1290368; THENCE EASTERLY ALONG SAID NORTH LINE OF ALTERNATE KEY TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THOMAS AVENUE; THENCE NORtherly ALONG THE WEST RIGHT-OF-WAY LINE OF THOMAS AVENUE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE ABANDONED SAL RAILROAD; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THE ABANDONED SAL RAILROAD TO THE SOUTHEASTERLY CORNER OF ALTERNATE KEY NO. 1585279; THENCE NORtherly ALONG THE EAST LINE OF SAID ALTERNATE KEY TO THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1585279; THENCE WESTERLY ALONG SAID ALTERNATE KEY TO THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1290244; THENCE SOUTHERLY ALONG SAID EAST LINE OF ALTERNATE KEY TO THE SOUTHEAST CORNER OF ALTERNATE KEY NO. 1290244; THENCE WEST ALONG SAID SOUTH LINE OF ALTERNATE KEY TO THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 1290244; THENCE NORTH ALONG SAID WEST LINE OF ALTERNATE KEY TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1290244; SAID POINT ALSO BEING ON THE SOUTH LINE OF ALTERNATE KEY NO. 1741050; THENCE WESTERLY ALONG THE SOUTH LINE OF ALTERNATE KEY NO. 1741050 TO THE SOUTHWEST CORNER OF SAID ALTERNATE KEY; THENCE NORTH ALONG SAID WEST LINE OF ALTERNATE KEY TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1741050; THENCE WESTERLY ALONG THE SOUTH LINE OF ALTERNATE KEY NO. 1172951 TO THE

SOUTHWEST CORNER OF ALTERNATE KEY NO. 1172951; THENCE NORTH ALONG THE WEST LINE OF ALTERNATE KEY NO. 1172951 TO THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1174236; THENCE WESTERLY ALONG SAID NORTH LINE OF SAID ALTERNATE KEY NO. TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1174236; SAID POINT ALSO BEING AT THE NORTHEAST CORNER OF ALTERNATE KEY NO. 2720484; THENCE SOUTH ALONG THE EAST LINE OF ALTERNATE KEY NO. 2720484 TO THE SOUTHEAST CORNER OF SAID ALTERNATE KEY; THENCE WEST, NORTH, WEST AND SOUTH ALONG THE SOUTHERLY LINE OF ALTERNATE KEY NO. 2720484 TO THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1173558; THENCE CONTINUE SOUTH ALONG THE EAST LINE OF SAID ALTERNATE KEY TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MONTCLAIR ROAD; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF MONTCLAIR ROAD TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 468; THENCE NORtherly ALONG THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 468 TO INTERSECT THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF ALTERNATE KEY NO. 1173906; THENCE SOUTHWESTERLY ALONG THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF ALTERNATE KEY NO. 1173906 AND ALONG THE SOUTHERLY LINE OF SAID ALTERNATE KEY TO THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 1173906; THENCE NORTH ALONG SAID WEST LINE OF SAID ALTERNATE KEY TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1173906; THENCE EASTERLY ALONG SAID NORTH LINE OF ALTERNATE KEY NO. 1173906 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 468; THENCE CONTINUE EASTERLY ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID ALTERNATE KEY TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 468; THENCE NORtherly ALONG THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 468 TO A POINT AT THE INTERSECTION OF THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF ALTERNATE KEY NO. 1173922; THENCE WESTERLY ALONG THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF ALTERNATE KEY NO. 1173922 AND ALONG THE SOUTHERLY LINE OF SAID ALTERNATE KEY TO THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 1173922; THENCE NORTH ALONG SAID WEST LINE OF SAID ALTERNATE KEY TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1173922; THENCE EAST ALONG THE NORTH LINE OF SAID ALTERNATE KEY TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 468; THENCE SOUTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 468 TO A POINT AT THE INTERSECTION OF THE WESTERLY EXTENSION OF THE NORTH LINE OF ALTERNATE KEY NO. 2720484; THENCE EASTERLY ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF ALTERNATE KEY NO. 2720484 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 468; THENCE EASTERLY ALONG SAID NORTH LINE OF SAID ALTERNATE KEY TO THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 1772834; THENCE NORtherly, WESTERLY, NORtherly, EASTERLY, NORtherly ALONG THE WEST LINE OF SAID ALTERNATE KEY NO. 1772834 TO THE NORTHWEST CORNER OF SAID ALTERNATE KEY; THENCE WESTERLY ALONG THE SOUTH LINE OF ALTERNATE KEY NO. 1174210 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 468; THENCE NORtherly ALONG THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 468 TO A POINT AT INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF PRUITT STREET; THENCE WESTERLY ALONG THE EASTERLY EXTENSION OF THE NORtherly

RIGHT-OF-WAY LINE OF PRUITT STREET AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF PRUITT STREET TO A POINT ON THE EAST LINE OF ALTERNATE KEY NO. 1772761; THENCE SOUTHERLY ALONG SAID EAST LINE OF ALTERNATE KEY TO THE SOUTHEAST CORNER OF ALTERNATE KEY NO. 1772761; THENCE WESTERLY ALONG THE SOUTH LINE OF ALTERNATE KEY NO. 1772761 AND ALONG THE SOUTH LINE OF ALTERNATE KEY NO. 1772753 TO THE SOUTHWEST CORNER OF SAID ALTERNATE KEY; THENCE NORTH ALONG THE WEST LINE OF SAID ALTERNATE KEY NO. 1772753 TO THE NORTHWEST CORNER OF SAID ALTERNATE KEY; SAID POINT ALSO BEING ON THE SOUTH LINE OF ALTERNATE KEY NO. 3695291; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID ALTERNATE KEY TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LEWIS ROAD; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE OF LEWIS ROAD TO A POINT AT THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 3771686; THENCE EAST ALONG SAID SOUTH LINE OF ALTERNATE KEY TO THE SOUTHEAST CORNER OF ALTERNATE KEY NO. 3771686; THENCE NORTH ALONG SAID EAST LINE OF SAID ALTERNATE KEY TO A POINT AT THE NORTHEAST CORNER OF SAID ALTERNATE KEY NO. 3771686; SAID POINT ALSO BEING ON THE SOUTH LINE OF ALTERNATE KEY NO. 1087589; THENCE WESTERLY ALONG SAID SOUTH LINE OF ALTERNATE KEY NO. 1087589 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LEWIS ROAD; THENCE NORtherly ALONG SAID EAST RIGHT-OF-WAY LINE OF LEWIS ROAD TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LEWIS ROAD; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LEWIS ROAD TO A POINT AT THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1171679; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID ALTERNATE KEY TO THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 1171679; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID ALTERNATE KEY AND ALONG THE SOUTH LINE OF ALTERNATE KEY NO. 1289963 TO THE SOUTHEAST CORNER OF SAID ALTERNATE KEY; THENCE SOUTH ALONG THE EAST LINE OF ALTERNATE KEY NO. 1087571 AND ALONG THE EAST LINE OF ALTERNATE KEY NO. 3695267 AND ALONG THE EAST LINE OF ALTERNATE KEY NO. 1772761 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SCHOOLVIEW STREET; THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SCHOOLVIEW STREET TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF ALTERNATE KEY NO. 1504732; THENCE NORtherly ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID ALTERNATE KEY AND ALONG THE WEST LINE OF SAID ALTERNATE KEY NO. 1504732 TO THE NORTHWEST CORNER OF SAID ALTERNATE KEY; THENCE EASTERLY ALONG SAID NORTH LINE OF SAID ALTERNATE KEY TO THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1504732; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID ALTERNATE KEY AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SCHOOLVIEW STREET; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SCHOOLVIEW STREET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 468; THENCE SOUTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 468 TO A POINT AT THE INTERSECTION OF THE WESTERLY EXTENSION OF THE NORTH LINE OF ALTERNATE KEY NO. 1173370; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH LINE OF SAID ALTERNATE KEY NO. 1173370 AND ALONG THE NORTH LINE OF ALTERNATE KEY NO. 1242525 TO THE NORTHEAST CORNER OF SAID ALTERNATE KEY; THENCE SOUTH ALONG THE EAST LINE OF SAID ALTERNATE KEY TO A POINT AT THE

NORTHWEST CORNER OF ALTERNATE KEY NO. 2765488; THENCE EASTERLY ALONG THE NORTH LINE OF SAID ALTERNATE KEY NO. 2765488 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PIONEER TRAIL; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF PIONEER TRAIL TO THE SOUTHEAST CORNER OF ALTERNATE KEY NO. 2765488; SAID POINT ALSO BEING AT THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1452368; THENCE WESTERLY ALONG THE NORTH LINE OF SAID ALTERNATE KEY TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1452368; SAID POINT ALSO BEING ON THE EAST LINE OF ALTERNATE KEY NO. 1173370; THENCE SOUTHERLY ALONG THE EAST LINE OF ALTERNATE KEY NO. 1173370 TO A POINT AT THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1173809; THENCE SOUTHERLY, WESTERLY AND SOUTHERLY ALONG THE EAST LINE OF SAID ALTERNATE KEY NO. 1173809 TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1172951; THENCE EASTERLY ALONG SAID ALTERNATE KEY TO THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1172951; THENCE SOUTHERLY AND EASTERNLY ALONG THE EAST LINE OF SAID ALTERNATE KEY NO. 1172951 TO THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 1174058; THENCE NORtherly ALONG SAID WEST LINE OF ALTERNATE KEY TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1174058; THENCE EASTERLY ALONG THE NORTH LINE OF SAID ALTERNATE KEY TO THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1174058; SAID POINT ALSO BEING ON THE WESTERLY LINE OF ALTERNATE KEY NO. 2632712; THENCE EASTERLY AND NORtherly ALONG THE WESTERLY LINE OF SAID ALTERNATE KEY NO. 2632712 TO THE NORTHWEST CORNER OF SAID ALTERNATE KEY; THENCE EASTERLY ALONG THE NORTH LINE OF SAID ALTERNATE KEY NO. 2632712 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COMMERCE STREET; THENCE NORtherly ALONG THE WEST RIGHT-OF-WAY LINE OF COMMERCE STREET TO A POINT ON THE SOUTHERLY LINE OF THE RIGHT-OF-WAY OF INDUSTRIAL STREET; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF INDUSTRIAL STREET TO A POINT AT THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1290589; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID ALTERNATE KEY TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BERDETTA STREET; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF BERDETTA STREET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SNOWBERGER AVENUE; THENCE NORtherly ALONG THE EAST RIGHT-OF-WAY LINE OF SNOWBERGER AVENUE TO A POINT ON THE NORtherly RIGHT-OF-WAY LINE OF INDUSTRIAL STREET; THENCE EASTERLY ALONG SAID NORtherly RIGHT-OF-WAY LINE OF INDUSTRIAL STREET TO A POINT AT THE SOUTHEAST CORNER OF ALTERNATE KEY NO. 1700191; THENCE NORtherly ALONG THE EAST LINE OF SAID ALTERNATE KEY TO THE NORTHEAST CORNER OF SAID ALTERNATE KEY NO. 1700191; THENCE WESTERLY ALONG SAID NORTH LINE OF SAID ALTERNATE KEY TO THE SOUTHEAST CORNER OF ALTERNATE KEY NO. 1172934; THENCE NORtherly ALONG THE EAST LINE OF SAID ALTERNATE KEY TO THE NORTHEAST CORNER OF SAID ALTERNATE KEY NO. 1172934; THENCE WESTERLY ALONG THE NORTH LINE OF SAID ALTERNATE KEY TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SNOWBERGER AVENUE; THENCE NORtherly ALONG HE EASTERLY RIGHT-OF-WAY LINE OF SNOWBERGER AVENUE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GRIFFIN ROAD; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF GRIFFIN ROAD TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF ALTERNATE KEY NO. 1809665; THENCE

NORTHERLY ALONG THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF ALTERNATE KEY NO. 1809665 AND ALONG THE WESTERLY LINE OF ALTERNATE KEY NO. 1809665 AND ALTERNATE KEY NO. 2500344 AND ALTERNATE KEY NO. 3692349 TO THE NORTHWEST CORNER OF SAID ALTERNATE KEY NO. 3692349; THENCE EASTERLY ALONG THE NORTH LINE OF ALTERNATE KEY NO. 3692349 AND ALONG THE NORTH LINE OF ALTERNATE KEY NO. 1383331 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THOMAS AVENUE; THENCE NORTHERLY ALONG THE WESTERLY RIGHT-OF-WAY ROAD OF THOMAS AVENUE TO A POINT AT THE SOUTHEAST CORNER OF ALTERNATE KEY NO. 1289858; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID ALTERNATE KEY NO. TO THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 1289858; THENCE NORTHERLY ALONG THE WEST LINE OF SAID ALTERNATE KEY TO A POINT AT THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1289858; THENCE EASTERLY ALONG THE NORTH LINE OF ALTERNATE KEY NO. 1289858 AND ALONG THE NORTH LINE OF ALTERNATE KEY NO. 1756022 TO THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 3815512; THENCE NORTHERLY ALONG THE WESTERLY LINE OF ALTERNATE KEY NO. 3815512 AND ALTERNATE KEY NO. 3826564 AND ALTERNATE KEY NO. 3826561 AND ALTERNATE KEY NO. 3747291 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THOMAS AVENUE; THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THOMAS AVENUE TO A POINT AT THE SOUTHEASTERLY CORNER OF ALTERNATE KEY NO. 3747291; THENCE EASTERLY ALONG THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF ALTERNATE KEY NO. 3818469 AND ALONG THE NORTHERLY LINE OF ALTERNATE KEY NO. 3818469 AND THE NORTH LINE OF ALTERNATE KEY NO. 3606949, ALTERNATE KEY NO. 1809649, ALTERNATE KEY NO. 3365216 TO A POINT AT THE NORTHEAST CORNER OF ALTERNATE KEY NO. 3365216; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF ALTERNATE KEY NO. 3365216 TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DR. MARTIN LUTHER KING, JR. BOULEVARD; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF DR. MARTIN LUTHER KING, JR. BOULEVARD TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27/441; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27/441 TO A POINT AT THE MOST NORTHERLY CORNER OF ALTERNATE KEY NO. 1585236; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID ALTERNATE KEY TO THE MOST WESTERLY CORNER OF SAID ALTERNATE KEY NO. 1585236; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID ALTERNATE KEY TO A POINT AT THE MOST NORTHERLY CORNER OF ALTERNATE KEY NO. 2613394; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID ALTERNATE KEY AND SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID ALTERNATE KEY TO A POINT AT THE MOST SOUTHERLY CORNER OF ALTERNATE KEY NO. 2613394; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID ALTERNATE KEY AND NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF SAID ALTERNATE KEY TO A POINT ON THE NORTH LINE OF ALTERNATE KEY NO. 2613394; SAID POINT ALSO BEING ON THE SOUTHEASTERLY LINE OF ALTERNATE KEY NO. 1585236; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID ALTERNATE KEY NO. 1585236 TO A POINT ON THE SOUTHWESTERLY LINE OF THE RIGHT-OF-WAY OF U.S. HIGHWAY 27/441; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE WESTERLY LINE OF U.S. HIGHWAY

27/441 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GRIFFIN ROAD; THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF GRIFFIN ROAD TO A POINT AT THE NORTHERLY EXTENSION OF THE EASTERN LINE OF ALTERNATE KEY NO. 3847960; THENCE SOUTHERLY ALONG THE NORTHERLY EXTENSION OF THE EASTERN LINE OF ALTERNATE KEY NO. 3847960 AND ALONG THE EAST LINE OF ALTERNATE KEY NO. 3847960 AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE NORTHERLY LINE OF ALTERNATE KEY NO. 1175577; THENCE EASTERNLY ALONG SAID NORTHERLY LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SUSAN STREET; THENCE SOUTHERLY AND EASTERNLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SUSAN STREET TO A POINT ON THE EASTERN LINE OF ALTERNATE KEY NO. 1175577; THENCE SOUTHERLY, EASTERNLY, SOUTHERLY, SOUTHWESTERLY AND SOUTHERLY ALONG THE EASTERN LINE OF ALTERNATE KEY NO. 1175577 TO A POINT ON THE NORTHERLY LINE OF ALTERNATE KEY NO. 1175704; THENCE EASTERNLY ALONG THE NORTHERLY LINE OF ALTERNATE KEY NO. 1175704 TO THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1174538; THENCE SOUTHERLY ALONG THE EASTERN LINE OF SAID ALTERNATE KEY NO. TO A POINT ON THE NORTHERLY LINE OF ALTERNATE KEY NO. 1174503; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE NORTHERLY LINE OF ALTERNATE KEY NO. 1174503 AND ALTERNATE KEY NO. 3254937 TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 3254937; SAID POINT ALSO BEING AT THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1175704; THENCE SOUTHERLY, SOUTHEASTERLY AND WESTERLY ALONG THE EASTERN AND SOUTHERLY LINE OF SAID ALTERNATE KEY NO. 1175704 TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED ACL RAILROAD; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED ACL RAILROAD TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE ABANDONED SAL RAILROAD; THENCE SOUTHEASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THE ABANDONED SAL RAILROAD TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27; THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27 TO A POINT AT THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1455693; THENCE WESTERLY ALONG THE NORTH LINE OF SAID ALTERNATE KEY TO A POINT AT THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EASTERN LINE OF ALTERNATE KEY NO. 3786198; THENCE NORTHERLY ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID ALTERNATE KEY AND ALONG THE EAST LINE OF SAID ALTERNATE KEY NO. 3786198 TO THE NORTHEAST CORNER OF SAID ALTERNATE KEY; THENCE WESTERLY ALONG THE NORTH LINE OF SAID ALTERNATE KEY AND ALONG THE NORTH LINE OF ALTERNATE KEY NO. 3786199 TO A POINT ON THE EAST LINE OF ALTERNATE KEY NO. 3777305; THENCE NORTHERLY, WESTERLY AND SOUTHERLY ALONG THE EASTERN, NORTHERLY AND WESTERLY LINE OF SAID ALTERNATE KEY NO. 3777305 TO A POINT ON THE NORTHERLY LINE OF ALTERNATE KEY NO. 3777306; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID ALTERNATE KEY TO A POINT AT THE NORTHWEST CORNER OF ALTERNATE KEY NO. 3777311; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID ALTERNATE KEY AND ALONG THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE NORTHERLY LINE OF ALTERNATE KEY NO. 1455693; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID ALTERNATE KEY TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF THE

ABANDONED ACL RAILROAD; THENCE SOUTHEASTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED ACL RAILROAD TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CENTER STREET; THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CENTER STREET TO THE POINT OF BEGINNING.

APPENDIX B – ASSESSED VALUES

AltKey	ParcelNumb	OwnerName	Subdivis_1	Assessed Value	
1171504	151924000400004400	MACEDONIA CHURCH OF THE LIVING GOD INC		56700	
1173337	211924000100000400	POLK WILLIAM L TRUSTEE		182785	
1173817	211924000200008400	LEESBURG CHURCH OF GOD IN CHRIST INC		22050	
1171555	161924000300001800	JIREH INVESTORS LLC	C/O TOM WILEY	173569	
1087589	171924000300001100	A A MOUKHTARA INC		48100	
1289700	151924000200006400	10144 OLD STATE ROAD LLC		301484	
1290392	211924000200006001	ALLEN MOZELLA R		58044	
1290562	211924000100003100	YANDELL L WILLIAM & JULIE E		385228	
1290520	211924000200008600	CHRISTIAN WORSHIP CENTER OF CENTRAL FL INC		36901	
1290431	211924000100002400	LEWARE REAL ESTATE PARTNERSHIP LLP		10920	
1700191	211924000100000800	HANAWALT BRIAN L		92445	
2542721	151924000200002101	ANCHOR COATINGS OF LEESBURG		252037	
2830867	221924025000001800	PERSAUD HARRY & VERA	BIRCHWOOD SUB, LEESBURG	24403	
2742887	221924025000002300	LEESBURG RENTS LLC	BIRCHWOOD SUB, LEESBURG	24403	
2743077	221924025000000500	GARIB VIVAKE L & GITA	BIRCHWOOD SUB, LEESBURG	23879	
2742852	221924025000B00000	GRIGSBY JIMMY L & KATHLEEN A TRUSTEES	BIRCHWOOD SUB, LEESBURG	2650	
2743051	221924025000000300	PADILLA SERGIO P	BIRCHWOOD SUB, LEESBURG	24403	
2813857	221924025000000400	PADILLA SERGIO P	BIRCHWOOD SUB, LEESBURG	24403	
2783648	221924025000001700	MILLS KEITH	BIRCHWOOD SUB, LEESBURG	24403	
2742925	221924025000001300	CONCEICAO REGIS	BIRCHWOOD SUB, LEESBURG	16142	
2993570	221924025000000900	MAHARAJ GANESH S & SEEROJIMI S	BIRCHWOOD SUB, LEESBURG	24403	
2993561	221924025000001000	DEODAT OMADAT &	DAVE MOOLCHAND	BIRCHWOOD SUB, LEESBURG	24403
3358546	221924025000001400	GUADAGNOLI INVESTMENTS INC		BIRCHWOOD SUB, LEESBURG	28184
3640080	221924025000002700	SINGH DANESH	BIRCHWOOD SUB, LEESBURG	24403	
3695291	171924000300001500	A A MOUKHTARA INC		98891	
3777315	22192407500000020J	MARSH WILLIAM D IV	LEESBURG COMMERCE CENTER CONDOMINIUM, LEESBURG	42337	
3639979	221924025000002900	BALGOBIN JAGRANIE	BIRCHWOOD SUB, LEESBURG	24403	
3639944	221924025000003100	BALGOBIN JAGRANIE	BIRCHWOOD SUB, LEESBURG	24403	

3640055	221924025000002400	DEODAT OMADAT &	DAVE MOOLCHAND	BIRCHWOOD SUB, LEESBURG	24403
3640071	221924025000002600	DEODAT OMADAT &	DAVE MOOLCHAND	BIRCHWOOD SUB, LEESBURG	24403
3640063	221924025000002500	DEODAT OMADAT &	DAVE MOOLCHAND	BIRCHWOOD SUB, LEESBURG	24403
3640012	221924025000003600	GAUDAGNOLI ORLANDA TRUSTEE		BIRCHWOOD SUB, LEESBURG	27660
3639936	221924025000003000	HICKS IRWIN JR		BIRCHWOOD SUB, LEESBURG	24403
3639961	221924025000002800	ASBATE GEORGE M		BIRCHWOOD SUB, LEESBURG	24403
3863027	221924000400045800	LEESBURG COMMERCE CENTER	CONDOMINIUM OWNERS ASSN INC		0
3847533	161924000300006100	JIREH INVESTORS LLC	C/O TOM WILEY		19750
3847960	221924000100045000	CITY OF LEESBURG			1248970
		LEESBURG COMMERCE CENTER CONDOMINIUM	OWNERS ASSN	LEESBURG COMMERCE CENTER CONDOMINIUM, LEESBURG	
3891739	221924075000000000	INC			0
1087571	171924000400001700	TARA VILLAGE INC			81981
2742992	221924025000000600	GARIB VIVAKE L & GITA		BIRCHWOOD SUB, LEESBURG	24403
3358473	221924025000001500	GUADAGNOLI INVESTMENT INC		BIRCHWOOD SUB, LEESBURG	28184
3639910	221924025000000800	MAHARAJ GANESH S & SEEROJIMI S		BIRCHWOOD SUB, LEESBURG	24403
2742909	221924025000002000	PERSAUD HARRY & VERA		BIRCHWOOD SUB, LEESBURG	24403
3640047	221924025000001900	US BANK NA TRUSTEE		BIRCHWOOD SUB, LEESBURG	24403
3358490	221924025000003500	MILLS KEITH		BIRCHWOOD SUB, LEESBURG	28184
3639987	221924025000003200	GABRIEL REAL ESTATE INVESTMENT LLC		BIRCHWOOD SUB, LEESBURG	19240
3640021	221924025000003800	GUADOGNOLI JOVANI		BIRCHWOOD SUB, LEESBURG	27660
3640098	221924025000002200	BREHASPAT AMANDA		BIRCHWOOD SUB, LEESBURG	24403
3639928	221924025000002100	MAXEY BRUCE		BIRCHWOOD SUB, LEESBURG	24403
2742984	221924025000000700	MAHARAJ DENESH S		BIRCHWOOD SUB, LEESBURG	24403
1174511	221924000400018601	SUNNY SOUTH INVESTMENTS LLC			625
3640039	221924025000003900	GUADAGNOLI JOVANI		BIRCHWOOD SUB, LEESBURG	27660
3640004	221924025000003700	GAUDAGNOLI ORLANDA TRUSTEE		BIRCHWOOD SUB, LEESBURG	27660
1175577	221924000100001400	CITY OF LEESBURG			168109
2742941	221924025000001200	NEXT SEASON INC		BIRCHWOOD SUB, LEESBURG	24403
3639995	221924025000001600	LEESBURG RENTS LLC		BIRCHWOOD SUB, LEESBURG	24403
1173914	211924000200007900	CHRISTIAN WORSHIP CENTER OF CENTRAL FL INC			58016
1173906	211924000200008000	CHRISTIAN JOHN & CONSTANCE			153902
1173922	211924000200007700	CHRISTIAN WORSHIP CENTER OF CENTRAL FLORIDA INC			495408
3852372	221924025000A00000	CITY OF LEESBURG		BIRCHWOOD SUB, LEESBURG	5000
2742950	221924025000001100	LEESBURG RENTS LLC		BIRCHWOOD SUB, LEESBURG	24403

1174538	221924000400018400	SUNNY SOUTH INVESTMENTS LLC		20728
1175704	221924000400018701	WALLING ENTERPRISES INC		154000
3881375	221924000400046100	WALLING ENTERPRISES INC		11500
1174520	221924000400018300	SUNNY SOUTH INVESTMENTS LLC		1731
3881376	221924000400046200	CITY OF LEESBURG		5934
1171199	151924000300002701	DUKE ENERGY CENTER	TAX DEPT - DEC41B	36120
3879600	151924100000D00000	LEESBURG COMMONS PROPERTY ASSN INC	LEESBURG COMMONS BUSINESS PARK, LEESBURG	0
3879593	151924100000A00000	LEESBURG COMMONS PROPERTY ASSN INC	LEESBURG COMMONS BUSINESS PARK, LEESBURG	0
3879595	151924100000B00000	LEESBURG COMMONS PROPERTY ASSN INC	LEESBURG COMMONS BUSINESS PARK, LEESBURG	0
3879581	151924100000000200	CF SOUTHEAST REO II LLC	LEESBURG COMMONS BUSINESS PARK, LEESBURG	30900
3879582	151924100000000300	CF SOUTHEAST REO II LLC	LEESBURG COMMONS BUSINESS PARK, LEESBURG	35400
3879583	151924100000000400	CF SOUTHEAST REO II LLC	LEESBURG COMMONS BUSINESS PARK, LEESBURG	30900
3879587	151924100000000800	TAYMER PROPERTIES LLC	LEESBURG COMMONS BUSINESS PARK, LEESBURG	92100
3881441	221924000400046300	CITY OF LEESBURG		405
3879586	151924100000000700	CF SOUTHEAST REO II LLC	LEESBURG COMMONS BUSINESS PARK, LEESBURG	91250
3848053	221924000400045300	CITY OF LEESBURG		45953
3879588	151924100000000900	CF SOUTHEAST REO II LLC	LEESBURG COMMONS BUSINESS PARK, LEESBURG	74100
3879584	151924100000000500	CF SOUTHEAST REO II LLC	LEESBURG COMMONS BUSINESS PARK, LEESBURG	61500
1171202	151924000300002503	DUKE ENERGY CENTER	TAX DEPT - DEC41B	9800
3879580	151924100000000100	CF SOUTHEAST REO II LLC	LEESBURG COMMONS BUSINESS PARK, LEESBURG	143000
3879585	151924100000000600	CF SOUTHEAST REO II LLC	LEESBURG COMMONS BUSINESS PARK, LEESBURG	76250
3834867	221924000100044700	CITY OF LEESBURG		24180

CARVER HEIGHTS

REDEVELOPMENT PLAN

February, 2015



FOR THE

CARVER HEIGHTS COMMUNITY REDEVELOPMENT AREA LEESBURG, FLORIDA



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In Coordination With The
Carver Heights Advisory Board



CARVER HEIGHTS REDEVELOPMENT PLAN

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CARVER HEIGHTS REDEVELOPMENT PLAN

Introduction

The purpose of this Plan is to update the 2001 Carver Heights/Montclair Redevelopment Plan which was adopted in July 2002, and include additional parcels. The City of Leesburg established the Carver Heights/Montclair Community Redevelopment Agency (CRA) in December 2001 and began to implement the plan in 2002. The City Ordinance that established the Carver Heights/Montclair Community Redevelopment Agency is provided in Appendix A.

The updated plan evaluates the Redevelopment Areas' physical and economic conditions, accomplishments, current challenges and development opportunities facing the community. The plan also presents redevelopment strategies and tasks to encourage economic development, preserve and enhance property values, improve pedestrian safety, provide recreational facilities, and assist in home ownership.

Redevelopment Area Boundary

The Carver Heights/Montclair Redevelopment Area is approximately 1492 \pm acres in size and is illustrated on Exhibit A and Appendix C. The CHMRA is generally bounded to the north by the Fruitland Park City limits and old railroad right of way run South 1453 \pm feet to Wal-Mart, East 1320 \pm feet to US 27/441 and run south to Griffin Road. Run West along Griffin Road to Susan Street. Run south along Susan Street, and continue southwards to Center Street. Run west along Center Street to Montclair Road West to CR 468. Follow Leesburg City limits west to Lewis Street. Follow Leesburg City limits in a general easterly and northern direction to point of beginning.

History of Area

The Carver Heights community is located in northwest Leesburg and was originally settled and evolved from the Walling Quarters – a box/crate business started in the late 1920's - early 1930's. Employees moved into the area and formed a crate mill neighborhood. The churches soon followed in the mid 1930's with the establishment of Zion Baptist Church. The Pentecostal Church of God was established in the late 1940's – early 1950's, and a third church, the Church of Christ, was established in the late 1960's. The late 1940's also started a trend of businesses being started to serve the growing community and help establish a sense of place for Carver Heights. The 1960's – 1980's saw industry move to the perimeter of the community; concrete plants, asphalt plants, warehouses, distribution, fertilizer, boat and mobile home manufacturing all arrived.

During the 1990's – early 2000's the community experienced a surge in the building of duplexes, apartments, and small retail mixed within the established predominately single family neighborhood. This land use issue and problems associated with commercial truck traffic invading the neighborhood, drainage, lack of recreational facilities, and the increases of crime caused the citizens to mobilize. Community leaders emerged and neighborhood concerns were brought before the City government to initiate action to address the issues.

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Previous Plans

In 1998, the Community Development Corporation of Leesburg & Vicinity, Inc. (CDC) authorized a small area study and visioning process for the Carver Heights/Montclair area of the City of Leesburg. This study recommended and identified the need for improvements in areas of transportation, potable water, sanitary sewer, stormwater, housing, recreation, landscape and land usage. This study also identified land development code and comprehensive plan amendments to address the issues raised by the community.

This small area study was a catalyst for encouraging the City leaders to pursue eliminating blighted conditions that are detrimental to the sustainability of economically and socially vibrant communities pursuant to Chapter 163, Part III, Florida Statutes (FS). This effort led to the area being designated as the Carver Heights/Montclair Redevelopment Area and creation of the Carver Heights/Montclair Community Redevelopment Agency in December 2001 (Ordinance No. 01-61) and creation of the redevelopment plan which was adopted in July 2002 by the City Commission of Leesburg (Resolution No. 6547) (Appendix A).

Accomplishments

The previous Redevelopment Plan identified fourteen (14) essential projects and/or tasks to accomplish the basic goals of the plan and as of January 2015 the majority of the projects have been completed. The following provides a brief synopsis of the accomplishments.

1. A CRA Manager was hired and an office established. The Manager was charged with the task of guiding, facilitating and implementing the Redevelopment Plan. In addition, the manager acts as a liaison between the CRA, developers, community groups, and local citizens.
2. The Craver Heights Stormwater Basin Master Plan identified several areas with problems which included flooding and/or water quality. The projects identified in the plan have been completed. Additional drainage improvements will be addressed as the need arises.
3. A comprehensive sidewalk system plan was developed and construction of a portion of the sidewalks within the plan has been completed. Accomplishment of this goal has aided in the safety of pedestrian and bicycle traffic. The remainder of the sidewalks need to be funded.
4. A Master Utility Plan has been developed which identifies substandard collection and distribution lines, additional fire hydrants, lift station upgrades and identification of households needed to connect to the system.
5. A Parking, Access, and Traffic Plan was prepared for Griffin Road and Lake County has completed all the road improvements. Alternative parking for special events and commercial development need to be identified.

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6. A Comprehensive Recreational Needs Plan has been developed.
7. Supported the Expansion of the Carver Middle School Facilities. Carver Middle School has been completely re-constructed.
8. Landscape Design Guidelines have been developed for the community which will improve the visual character of the CRA and the guidelines have been forwarded to the City.
9. A Pedestrian Streetlight Plan has been prepared for all streets and will be implemented as the City of Leesburg Underground Electrical Project is implemented for all planned phases. As of April 2015 an underground utility project is underway.
10. A landscape plan was developed for Griffin Road. In addition, the landscaped entry features have been designed.
11. Additional playground equipment has been designed on existing parklands within Berry Park.
12. The CRA has obtained State of Florida Brownfield's designation and HUB Zone designation. The designation will stimulate redevelopment of underutilized commercial and residential properties perceived to be contaminated with petroleum based or hazardous waste materials. In addition, the HUB Zone will assist with incentives for employer's who create jobs.
13. The CRA has obtained State of Florida Enterprise Zone designation. The designation will help retain and attract new business into the CRA and generate job sustainability and growth.
14. The CRA has obtained Community Development Block Grant funding to install a new fully equipped Pavilion and playground equipment at Berry Park. The amenities will continue to provide for expanded recreational program activity and healthy lifestyles for children and families.

The Redevelopment Plan for the community has been successful and as outlined above many accomplishments have been made. These accomplishments are a result of a team effort of the CRA Advisory Board, CRA Manager, City of Leesburg, Community Citizens, and partnerships with public and private entities.

Many of the goals have been accomplished and as with any plan changes must occur to address continued success of the revitalization of the community and lessons learned over the past ten years from implementation of the plan. Review of the latest demographic data indicates that further strides still need to be made in the educational, housing, and economic arenas.

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Demographics

The following demographic information is based on the 2010 Census data.

Population: 3,213
Persons Per Household: 2.5
Persons under 19: 34.2%
Persons 20-64: 50.9%
Persons 65 and over: 14.9%
Median Age: 45.7
Median household income: \$36,683
of households below \$20,000: 19%
Average home value: \$68,037
Renter occupied dwelling units: 64.5%

Developed Lands/Existing Land Use

There are approximately 1492+/- acres within the CRA (Exhibit A). In order to ascertain the existing land uses within the CRA in an economical manner, data was obtained from the property appraiser's office and a review was conducted of aerial imagery. Review of the data (Table 1-1 and Exhibit B) indicates that a total of 746 acres (50%) of the CRA are developed, approximately 449 acres (30%) are classified as vacant and available for development. The remaining undeveloped properties consist of right of way and open space.

The majority of the developed land is industrial (257.47acres or 34%). The next highest developed property is institutional accounting for 169.47 acres (23%). The institutional category includes schools, hospitals, county, city and state owned lands including parks. Residential developed lands account for 166.19 acres (22%). The residential category includes single family, triplexes, duplexes, multi-family, and mobile home parks. Developed commercial properties account for 153.46 acres (21%).

The commercial tracts are located predominately along U.S. 27/441 and Griffin Road. There are isolated parcels within the core areas of the CRA that were established years ago. As stated earlier, commercial uses were introduced into the area in the 1940's as out growth from home occupations. The type of uses varies from auto sales, big box retail (Wal-Mart, Publix), small businesses, convenience stores, office warehousing, strip centers, and personal services (day care).

The type of industrial uses are heavy industrial in nature; asphalt plants, paving contractors, concrete/batch plants, manufacturing facilities for manufactured housing, fertilizer companies, boat manufacturers, crate/box manufacturers, and distribution centers. The undeveloped areas are largely linked by main transportation routes, unfortunately three major industrial users, a communications warehouse, an old citrus production facility, and underground utility company, are centralized within the core area and do pose transportation conflicts with the residential areas surrounding them.

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TABLE 1-1 DEVELOPED LANDS/EXISTING LAND USE						
Categories	Existing CRA			New Addition		
	No. of Properties	Acres	%	No. of Properties	Acres	%
Residential	400	156.59	22.54%	38	9.60	18.47%
Industrial	54	244.78	35.24%	5	12.69	24.42%
Institutional	39	140.76	20.26%	5	28.71	55.24%
Commercial	59	152.49	21.95%	2	0.97	1.87%
TOTAL	552	694.62	100%	50	51.97	100%

Vacant Lands

Review of the vacant lands data from the Lake County Property Appraiser's office indicates that there are approximately 449+/- acres available for development within the CRA (Table 1-2 and Exhibit C). Vacant lands designated as residential account for approximately 19% (83 ± acres), public/institutional vacant lands account for approximately 16 % (71 ± acres) while approximately 57% (253 ± acres) of the vacant lands are designated as commercial and industrial. Comparison of the vacant lands map from 2001 to 2014 indicates that the majority of the new development occurred within the northern portion of the CRA.

TABLE 1-2 VACANT LANDS						
Categories	Existing CRA			New Addition		
	No. of Properties	Acres	%	No. of Properties	Acres	%
RESIDENTIAL	184	64.60	17.73%	5	18.97	22.37 %
COMMERCIAL	20	27.69	7.60%	2	3.16	3.73 %
INDUSTRIAL	39	173.84	47.71%	15	49.29	58.13%
MIXED USE	1	40.32	11.07%	0	0	0.0%
PUBLIC/INSTITUTIONAL	46	57.93	15.90%	5	13.38	15.78%
TOTAL	290	364.38	100.0%	27	84.80	100%

Zoning

Review of the City of Leesburg's zoning map (Table 1-3 and Exhibit D) indicates that the majority of the area within the CRA is zoned for residential development or mixed use designated as PUD (49%). Lands designated for industrial and commercial development account for 36 %. Comparison of the 2001 data indicates that lands formerly designated for industrial and commercial development have been rezoned to residential.

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**TABLE 1-3
EXISTING ZONING**

Categories	No. of Properties			Acres			%		
	Existing CRA	New Addition	Total	Existing CRA	New Addition	Total	Existing CRA	New Addition	Total
C-1	5	0	5	1.81	0	1.81	0.0%	0%	0.0%
C-2	30	1	31	31.48	10.73	42.21	2.93%	3.28%	6.21%
C-3	56	5	61	121.74	5.42	127.16	11.32%	1.66%	12.98%
CIP	6	13	19	5.81	30.31	36.12	0.54%	9.26%	9.8%
Commercial							14.79%	14.20%	13.89%
M-1	116	11	127	342.92	21.69	364.62	31.88%	6.63%	26.01%
Industrial							30.68%	6.63%	22.45%
P	20	1	21	74.80	10.68	85.48	6.95%	3.26%	5.72%
Public Facilities							6.95%	3.26%	5.72%
R-1	62	0	62	14.89	0	14.89	1.38%	0%	0.01%
R-2	444	5	449	131.54	10.74	142.28	12.23%	3.28%	9.51%
R-3	101	37	138	137.87	6.89	144.76	12.82%	2.11%	9.53%
PUD	19	9	28	185.63	213.18	398.81	17.26%	65.12%	24.39%
SPUD	29	2	31	8.68	2.72	11.40	0.81%	0.83%	0.01%
Residential							44.5%	71.34%	49.0 %
ROW/Trails				107.46	15.01	122.47	0.12%	4.59%	4.59%
TOTAL	888	87	972	1164.63	327.37	1492.01	100%	100%	100%

Future Land Use

Review of the City of Leesburg Future Land Use Map (Table 1-4 and Exhibit E) indicates that the majority of the area is designated as industrial with approximately 500 + acres (34%). General Commercial accounts for 122 acres (8%). Residential areas account for 331 + acres (22%) of which high density accounts for 168 acres (11%) and allows up to 18 units per acre. Low density accounts for 140 + acres (9%) and this category permits up to 8 units an acre. It should be noted that historically the housing area is designated as low density. Neighborhood mixed use accounts for 206 + acres (13%) and provides for mixed residential uses (single family, townhomes, multi-family) of up to 4 units/acre and neighborhood type commercial and office uses. Institutional land uses account for 135 + acres (9%).

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TABLE 1-4 FUTURE LAND USE						
Categories	Existing CRA Acres	%	New Addition Acres	%	Total Acres	%
CONSERVATION	19.17	1.76%	14.92	4.56%	34.09	2.40%
GENERAL COMMERCIAL	116.98	10.72%	5.40	1.65%	122.39	8.63%
HIGH DENSITY	158.91	14.56%	9.58	2.92%	168.49	11.88%
INDUSTRIAL	439.31	40.25%	74.72	22.83%	514.03	36.23%
INSTITUTIONAL	117.73	10.79%	18.08	5.52%	135.82	9.57%
LOW DENSITY	134.38	12.31%	6.49	1.98%	140.86	9.93%
MEDIUM DENSITY	8.73	0.80%	3.33	1.02%	12.06	0.85%
ESTATE	10.09	0.92%	0	0	10.09	0.71%
RECREATIONAL TRAILS	10.52	0.96%	10.68	3.26%	21.20	1.49%
NEIGHBORHOOD MIXED USE	37.00	3.39%	169.77	51.86%	206.78	14.57%
TRANSITIONAL	0.63	0.06%	0	0	0.63	0.04%
RIGHTS-OF-WAY	111.44	4.67%	14.40	4.4%	125.84	8.44%
TOTAL	1164.91	100.0%	327.37	100%	1492.28	100%

Housing Data

The data from the 2010 Census illustrates the following:

Owner occupied: 35.5%

Renter occupied: 64.5%

Vacant housing units: 21%

Built prior to 1980: 51%

Review of the data indicates that the area is predominately renter occupied with the majority of the housing stock over 29 years old. Comparison of the 2000 Census data indicates a drop in both owner and renter occupied housing and an increase in vacant housing units from 14% to 21%. This increase may be attributed to the economy. Owner occupied housing units have decreased by approximately 2.5% while renter occupied dwelling units have increased by approximately 16.5%.

Review of the property appraiser's taxable value for the owner occupied properties indicates that the majority of the units (53%) have a value between \$30,001 and \$40,000. According to the property appraiser's records only twenty-nine (29) owner occupied new housing units have been constructed since 2001.

Taxable Value

Review of the Property Appraiser data indicates that the majority of the properties (780 parcels covering 695+/- acres) within the CRA have a taxable value of \$100,000 or less (49%) (Tables 1-5

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through 1-7 and Exhibit F). There are 108 parcels (336 +/- acres) with a taxable value of \$100,001 to \$1,000,000 (24%). There are 23 parcels (250+/- acres) with a taxable value of \$1,000,001 to \$10,000,000 (27%). This data indicates that the majority of the funding for the CRA is being provided by the commercial and industrial users.

**TABLE 1-5
TAXABLE VALUES (EXISTING AREA)**

Total Assessed Values	Number of Tax Parcels	Percent of Total	Total Number of Acres	Percent of Total
\$0- \$15,000	242	28.37%	87.66	8.10%
\$15,001 - \$50,000	342	40.09%	171.10	15.81%
\$50,001 - \$100,000	124	14.54%	184.35	17.03%
\$100,001 - \$500,000	98	11.49%	273.92	25.31%
\$500,001 - \$1,000,000	25	2.93%	125.39	11.58%
\$1,000,001 - \$10,000,000	22	2.58%	239.96	22.17%
Total	853	100%	1082.38	100%

**TABLE 1-6
TAXABLE VALUES (ADDITIONAL AREAS)**

Total Assessed Values	Number of Tax Parcels	Percent of Total	Total Number of Acres	Percent of Total
\$0- \$15,000	14	16.87%	15.08	4.64%
\$15,001 - \$50,000	47	56.63%	68.64	21.10%
\$50,001 - \$100,000	11	13.25%	168.22	51.72%
\$100,001 - \$500,000	10	12.05%	62.58	19.24%
\$500,001 - \$1,000,000	0	0	0	0.0%
\$1,000,001 - \$10,000,000	1	1.20%	10.73	3.30%
Total	83	100%	325.25	100%

**TABLE 1-7
TAXABLE VALUES (TOTAL)**

Total Assessed Values	Number of Tax Parcels	Percent of Total	Total Number of Acres	Percent of Total
\$0- \$15,000	256	27%	102.74	7%
\$15,001 - \$50,000	389	42%	239.74	17%
\$50,001 - \$100,000	135	14%	352.57	25%
\$100,001 - \$500,000	108	12%	336.50	24%
\$500,001 - \$1,000,000	25	3%	125.39	9%
\$1,000,001 - \$10,000,000	23	2%	245.94	18%
Total	936	100%	1402.97	100%

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Building Permits

The City of Leesburg provided building permit data within the CRA. Review of this data should be an indicator of development and redevelopment activity in the area. A total of 623 building permits have been issued since 2001 (see Appendix B) with the majority of the permits being for residential renovation. Year 2014 permit activity includes a new commercial building with an estimated value of over 3 million. Permit data from 2012 –2014 indicates a total estimated value of improvements of over 12 million.

Summary of Land Uses

Residential land uses account for the single most existing land use (31%); however, the industrial and commercial existing land uses account for 41% and institutional land uses account for 28%. From a land use point of view, careful consideration should be exercised in expanding institutional type land uses within the CRA. There are more existing institutional land uses than shown on either the zoning or future land use map.

Review of the City's Zoning and Future Land Use (FLU) Maps indicates there are some inconsistencies between the two maps (Exhibit G). It should be noted that the FLU Map typically takes precedence over the zoning map. Most jurisdictions did not rezone properties to conform to the FLU Map. For instance, the southern portion of the CRA on the FLU map indicates that this area is designated as Institutional; however, the zoning map indicates the properties are zoned M-1 (industrial). There are also a couple of properties in the southern area that have an Institutional Future Land Use designation, but an industrial zoning designation. Some areas along Griffin Road on the FLU map are designated institutional, but the zoning map indicates commercial. Similarly some properties along Griffin Road have a residential future land use designation, but a commercial zoning.

It appears from review of the data that the historic housing area offers opportunities for redevelopment and home improvement. The area appears to lend itself to home ownership for first time buyers and seniors downsizing. The community offers elementary and middle schools, shopping, job opportunities, and recreation.

Current Challenges

It appears progress has been made in encouraging young people to stay in school. It is estimated that 49.4% of young adults aged 18-24 are enrolled in school. Seventy six percent (76%) were not enrolled in school in 1990 and sixty nine percent (69%) were not enrolled in school in 2000. Education is vital to the success of the community and future generations. Approximately 16% of the population within the community is between the ages of 5-14.

Review of the statistical data indicates that the percentage of households earning below \$15,000 has increased (32% in 2000 to 36% in 2007). Over half of the households in the community earn less than \$34,999 per year.

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Review of the City of Leesburg crime statistics for 2010 and 2011 indicate that in 2010 three hundred and twenty-two (322) crimes were reported in the community and three hundred and eleven (311) arrests. The highest number of arrests were for narcotics, followed by assault and battery. In 2011, the total number of crimes reported and arrests fell to two hundred and seventy-five (275) and two hundred and seventy three (273) respectively. As in 2010, the highest number of arrests were for narcotics, followed by assault and battery. In 2012 three hundred six (306) crimes were reported with three hundred thirty three (333) arrests. Again, the highest number of arrests were for narcotics, followed by assault and battery. In 2013 two hundred ninety seven (297) crimes were reported with two hundred fifty one (251) arrests made. The highest number of arrests were for assault and battery, followed by narcotics. These figures show an improvement over past statistics of seven hundred seventeen (717) reported crimes in the 15 month period July 1, 2008 – October 31, 2009.

Review of the statistical data and the Lake County property appraiser's data indicates there has been a decline of owner occupied housing over the last ten years. One of the contributing factors to "blighted areas" is a higher percentage of renter occupied units than owner occupied units. Homeownership typically lends itself to people "investing" into their community by maintenance of the property and being rooted in community events and efforts.

Opportunities

Encourage public-private partnerships to bring needed services to the community (e.g. technical training, tutoring programs, personal finance programs, house maintenance programs, homeownership counseling, and entrepreneurship).

The creation of stronger neighborhoods strengthens the sense of community and social fabric; therefore, the following organizations were invited to participate in the redevelopment task force:

Expand the participants in the community policing efforts such as other area law enforcement, active neighborhood watch, and citizens on patrol.

Implement the "Community Vision" through the development of residential design standards in keeping with the historic character of the neighborhood.

Problems and Needs within Geographic Area

The purpose of this section of the plan is to provide a list of problems and needs identified within the CRA boundaries. These items are then addressed within the CRA Plan through redevelopment strategies which include the implementation of specific programs and projects of the Community Redevelopment Agency, the City of Leesburg or other governmental agencies operating within the Community Redevelopment Area.

Problems

- Existing business mix limits the marketability of the area.
- Lack of parking for public and community events.

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- Pedestrian safety is an issue, especially along Thomas Road from Harlem Avenue down to the State of Florida Department of Revenue building on the eastside of the roadway.
- Tally Road from Thomas Avenue to the Frito Lay Plant no pedestrian walkway is provided.
- At the intersection of Tally Box Road and Tally Road no pedestrian walkway is provided for pedestrian to utilize as access to the major industrial job hub.
- At the intersection of Woodland Boulevard and Tally Box Road going north no pedestrian walkway is provided for access to the major industrial and commercial business district.

Needs

- Increase potential for new mixed-use commercial development that fronts the streets.
- Appropriate mix of use (i.e. restaurants, shops, services) to serve both the residents and new customers to the area.
- Coordinate marketing strategy with CDC and community.
- Increased economic stimulation through private investment.
- Improve public transportation system.
- More parking to accommodate the increase in business and residential use.
- Sidewalks and other improvements to the pedestrian system to enhance public safety.
- Creation of a Neighborhood Ambassador Program to support a clean and safe program that maintains the area.
- Improve the streets to beautify the entrance to the community.
- Implementation of a Carver Heights Improvement Master Plan.

Problems

- Some areas along Beecher Street, Thomas Road, Griffin Road, Mispah Avenue, Tuskegee Street and McCormick Street to name a few present a poor visual image.
- The area is seen as neglected and crime ridden by the residents.
- Lack of substantial private investment in new development in the area.
- Area contains vacant and under-utilized property.
- Convenience stores provide locations for loitering.
- Insufficient number of shops and services to serve the surrounding neighborhood.
- A substantial number of housing units are in need of repair and rehabilitation.
- Title issues prevent the purchase and redevelopment of a number of vacant lots within the area.

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- An overwhelming amount of the area is visually blighted; there is a considerable amount of trash and debris on both vacant lots and occupied properties within the area.

Needs

- Continued property acquisition and redevelopment by the CRA of blighted properties.
- Improve the pedestrian relationship of the industrial, commercial, Berry Park, Susan Street and Holliman's Way with other uses in the area.
- Provide a positive image at the entrance of Carver Heights.
- Provide for adequate neighborhood commercial shopping opportunities for the residents and surrounding neighborhoods.
- Provide for increased opportunities for minority business ownership in the area.

Problems

- Poor maintenance of rental properties creates blighted appearance and code enforcement issues.
- There is an inadequate supply of quality affordable housing.
- Lack of adequate lighting in the neighborhoods.
- Land uses inconsistent and do not suggest a destination cluster.
- The area has lost its stature as a quality housing area.
- Businesses are in need of capital.
- Some area lack proper drainage.

Needs

- New housing construction, especially affordable is needed to eliminate the large number of vacant lots within the area.
- Additional sidewalks are needed to keep people, (especially children), from walking in the street and to enable residents to walk to work and shopping.
- Continue to stabilize the residential neighborhoods to prevent further deterioration.
- Financial assistance should be made available to assist in the renovations and upgrades of buildings.
- Need to improve overall condition of older housing stock.
- CRA will acquire problem properties to encourage single family development.
- Encourage businesses to upgrade.

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Overall Needs within the Community Redevelopment Area

The Community Redevelopment Area contains a substantial number of deteriorated and deteriorating structures that are a detriment to the health, safety or welfare of area residents. The existence of these slum and blighted conditions contribute to the spread of disease and crime, decrease the tax base and substantially impair or hinder sound growth. The major charge of the Community Redevelopment Agency is the consistent removal of these conditions while subsequently preserving and enhancing the tax base of the CRA. The CRA continues to acquire blighted properties and assemble properties to encourage their redevelopment.

The City's survival as a governmental entity is dependent upon the generation of adequate tax revenues to meet the service needs of its residents. Projects that increase the overall marketability of the City as a commercial, recreational and residential area will ultimately increase the tax base. Slum and blight have a negative impact on the tax base of the City and are self-propagating. Although there is often a tendency to focus on individual redevelopment projects at the expense of resolving underlying problems in order to set the stage for redevelopment, the existing and planned CRA projects and programs stress the importance of both. The success of this community redevelopment effort is largely dependent upon the economic vitality of the area. The CRA programs aimed at the elimination of slum and blighted conditions and improving the standard of living of its residents are intended to be catalysts for the revitalization of the entire area. Additional projects and programs aimed at increasing job growth and generating pedestrian activity in the Carver Heights community complement the process by focusing on some of the underlying problems that originally resulted in slum and blighted conditions. The CRA will be committed to promoting economic development activities through its business development program, a new site improvement grant, job creation incentives, infrastructure incentives to support new private development, and land assembly efforts which make larger sites available for redevelopment purposes.

Redevelopment Strategies

When considering redevelopment strategies it is important to note that the CRA cannot possibly fund the immense task of redevelopment on its own. It must therefore structure its programs to act as catalysts for redevelopment efforts by individual residents and businesses within the CRA and to leverage investment by private enterprise. Innovative programming on the part of the Agency is necessary to maximize benefits from expenditures. Since the implementation of a few strategically placed well-funded programs may have a much greater impact on the overall area than many inadequately funded ones, programs must be evaluated in the context of the agency's overall goals, and implemented accordingly.

The following are descriptions some of the redevelopment strategies for the various sub-topics that will be addressed with the redevelopment plan.

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Neighborhood Ambassador Program

The CRA Neighborhood Ambassador Program goals are to remove the junk and debris from the neighborhood streets, mowing and cleaning of vacant properties, helping residents who are physically unable to maintain their properties, assisting with reducing crime by working with residents and businesses to enhance neighborhood safety, apprehension and enforcement. The Ambassador Program is committed to providing a clean and safe environment within the CRA boundaries, be a leader, an advocate and a resource for the CRA's continuing development as an attractive, dynamic, and economically vital place.

Additionally the Ambassador Program will help establish Business Watch and Neighborhood Watch programs throughout the CRA, implement processes and programs to help protect property and provide communication tools across all neighborhoods. Some of the services the Ambassador Program team members will provide are, but not limited to:

- Clean-up Program
- Paint-up Program
- Weed Out Program
- Crime Prevention Through Environmental Design (CPTED)
- Business Surveys
- Crime Prevention Tips
- Business Continuity Planning
- Emergency Planning

Acquisition of Properties Program

The Carver Heights CRA shall acquire and assemble property for the purpose of redevelopment; listed below are a few initiatives that will be utilized:

- The CRA redevelopment efforts will utilize the properties for affordable housing, centralized parking facilities to service area; the parking lots constructed under this initiative may be public and/or leased to private entities or a combination of both.
- The CRA may also utilize property exchanges and equity partnerships to assemble larger parcels of land for redevelopment purposes.
- The CRA will provide financial assistance through creation of various programs to encourage business development and job creation.
- The CRA will acquire vacant or underutilized land, acquisition of existing units that can be upgraded or redeveloped and maintained as affordable housing.

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Creating A Unique Identity for Carver Heights Program

- The CRA will promote community gatherings such as farmer's markets, art shows, musical events or other activities.
- The CRA will construct a neighborhood center with green space to offer community functions.
- The CRA will embrace the historic character of the neighborhood, working closely with the historic NAACP located on Beecher Street to enhance the existing structure and physical appearance of Beecher Street.
- The CRA will work and partner with the West Leesburg CDC, the Great Plan, Dream Center and other non-profit agencies to promote activities in the area which impact positively the economics in the community.
- Development of programs, events, and projects which support local non-profit programs and services provided to the community.

Education Cornerstone Project

- The CRA will work with LSSC and other higher learning institutions to understand the components that need to be included in the community to establish a partnership with a community organization that can serve as a "lead partner" that deals directly and daily with school leadership, coordinates community activities and has a full-time presence with the school.
- Family/Teen Resource Center to address student tutoring, extended learning, early education and adult education.
- A student wellness center that can address a full range of health and mental health services, social services, and enrichment activities, such as arts programming, designed to promote children's well-being and remove barriers to learning.
- The CRA will work with school officials to design recreation facilities that are positioned to allow use by the neighborhood and community organizations after school hours and consider the potential of joint use of the existing and future recreational facilities. Improvement of existing facilities such as Berry Park, Susan Street Sports Complex and Holiman's Way.
- The CRA will work with the local higher education and technical schools to recommend offering classes in the Carver Heights neighborhood.
- The CRA will work with others to improve the technology infrastructure for providing broad-band access and community wireless "hot spots". Technology infrastructure may include the installation of antennas and booster antennas within the Carver Heights redevelopment area.

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Promotion of Social and Environmental Justice Program

While crime statistics are higher in the Carver Heights community than in most other neighborhoods in Leesburg, progress is being made to reduce crime. However, throughout the public engagement process, crime and safety has been a big concern for the residents. The results of the discussion have yielded questions regarding can the CRA implement several programs:

1. Installation of surveillance cameras in locations documented by the Police Department and residents as problems areas.
2. Re-institute Neighborhood Watch Program and the Community Oriented Policing Program that allowed police officers on bicycles who know the community.

In addition, to attract private investment and improve environmental conditions and well-being for current residents, it is important for the CRA to implement brownfield assessment and cleanup programs to address real and perceived brownfield sites.

- The CRA will conduct a Phase I assessment on any parcel or parcels that may be used for sensitive uses, such as a community garden, public parks, or residential uses.
- If necessary the CRA will apply for a Brownfield Grant to further research and develop implementation plans to remediate brownfield sites in Carver Heights.

In-fill Housing Program

- The CRA will utilize the Alabama-Nebraska lots owned by the Carver CRA to develop single family affordable housing.
- The CRA will acquire additional vacant lots to serve as a catalyst for new single family home development in the area and to support the “Housing Incubation Program”.
- The CRA will partner with Lake County Housing Services to access SHIP and Home funding to build and sell the units to first time homebuyers.

Mixed-Use Development Program

The properties fronting Beecher Street, Harlem Avenue, Tuskegee Street, Thomas Road and Mispah are gateways to Carver Heights and should be considered areas for mixed use residential and commercial development. The properties along this corridor should become more accessible for work, shopping, entertainment, cultural and recreational activities.

- The CRA will pursue mixed-income and mixed-use development projects to create more opportunities to increase the tax base.

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- The CRA will pursue a residential mixed use district where it is important to transition from single family neighborhood use to commercial and higher density mixed use residential.
- Provision of grant or loan programs to encourage upgrades to structures and properties.
- The CRA will work with the local Non-Profit Agencies such as West Leesburg CDC, The Great Plan, Dream Center and the Leesburg CDC & Vicinity to create joint venture projects for redevelopment.

Infrastructure and Streets Beautification Program

It is also understood that streets, when designed correctly, can facilitate revitalization and transformation of a community by providing safe and attractive travel options for people in cars and buses, bike riders and pedestrians. There is a high amount of pedestrian, bicycle and transit use in Carver Heights. In effort to accommodate all users of the local streets, a Street Beautification Program will be implemented along with the appropriate City Departments to design and implement the program.

- The CRA will help improve connections within the community while helping to beautify the streetscape.
- The Beautification program will contain provisions to create the infrastructure for pedestrians and bicyclists, such as bike lanes and sidewalks with shade trees and street furniture; the initiative will be transit accessible, so that pedestrians and bicyclists can use transit options to access destinations outside of the neighborhood.
- The CRA will work to create physical separation, such as a landscaped buffer between vehicles and other users.
- Also create an opportunity for streetscape improvements that will help beautify the area while increasing the safety of all street users.

Recommendations

The following section of the plan identifies specific programs and projects proposed to implement the overall goals of the CRA.

Programs/Projects

1. Implement Infrastructure Needs – fire protection, utilities, sidewalks, street lights, hardscape, landscape and gateway features (i.e. Beecher Street, McCormick, Tuskegee). Apply for grants (i.e. CDBG, FDEP)
2. Create a strong neighborhood which strengthens the sense of community and social fabric. Expand the participants in the community policing efforts, active neighborhood watch, and citizens on patrol.
3. Develop Parklands, Trailheads, and Open Space (i.e. Berry Park, Susan Street)
4. Create a Community Redevelopment Task Force to focus on particular needs in the community

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5. Provide Housing Assistance and Demolition Programs (on-going)
6. Housing, Commercial and Industrial Rehab Programs
7. Assess, Develop, and Implement Residential Housing Type Needs
8. Encourage the use of State Enterprise Zone and HUB Zone Programs
9. Resolve Land Use and Zoning Conflicts through development standards implementation
10. Implement a Development Incentive Program for Small Businesses, Commercial Uses, and Industrial Uses
11. Develop a Community Center, Teen Center, and Neighborhood Center
12. Encourage public-private partnerships to bring services to the community (i.e. technical training, health care, programs for the elderly, tutoring programs, first time home buyers, house maintenance programs, etc.). Continue to support youth programs.
13. Implement the Community Vision and Pride for aesthetic and appearance improvement through the development of residential and/or commercial design standards and clean-up programs.
14. Provide Multi-Modal Transportation System (i.e. public transportation, auto, bicycle and pedestrian). Assess and address commercial/industrial traffic conflicts within neighborhood
15. Support Brownfield Redevelopment for housing and commercial development
16. Incorporate comprehensive development incentive programs and techniques to encourage more redevelopment for infill residential housing (multi-family and single family)
17. Assemble properties for Commercial Development Needs
18. Create Job Incentive Programs
19. Develop Incentives for Non-profits to operate and provide services to the community

Implementation strategy sheets have been created to assist the CRA Manager in the budgeting and implementation of the proposed projects and programs. These strategy sheets contain a brief overview of the proposed projects/programs, and tasks.

Revenue Projections

Tax Increment Financing revenues that have been and are expected to be deposited into the Redevelopment Trust Fund are illustrated in the table below, Carver Heights Increment Financing (TIF) Revenue Projections Table. The amounts shown are actual income from 2003 to 2014 and are estimates from 2015 to 2023. The period since 2009 has seen a decline in income due to declining property values. It is estimated that property values will decline further for the tax year 2012. For the purpose of the calculation below, a 6% decline in property values are assumed for 2012, followed by no increase in 2013.

Table 1-8 below assumes a modest growth in property values beginning 2014, with a 2% annual increase in projected income for the period 2014-2019. For the years 2020-2021, a 3% annual increase in projected income is assumed. For the years 2022-2045, a 4% annual increase in projected income is assumed. The millage rate used for the calculations is 9.98. This estimate is believed to be conservative. While it does include some additional income as a result of the

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expansion of the CRA, it does not take into consideration any major new construction on large vacant properties. New development, especially on undeveloped property, will increase the total tax increment as they are completed and new (increase) valuations are entered on the tax roll.

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Table 1-8: CARVER HEIGHTS CRA INCREMENT FINANCING (TIF) REVENUE PROJECTIONS

Fiscal Year	Actual Income	Projected Income
2003	\$ 6,400	\$ 58,397
2004	\$ 25,769	\$ 64,236
2005	\$ 3,361*	\$ 70,659
2006	\$ 65,684	\$ 77,724
2007	\$218,416	\$ 85,496
2008	\$306,409	\$ 94,045
2009	\$355,534	\$103,449
2010	\$277,673	\$113,793
2011	\$179,220	\$212,180
Subtotal	\$1,438,466	\$879,979
2012	\$96,106	\$168,352
2013	\$84,199	\$168,352
2014	\$93,085	\$173,683
2015		\$177,157
2016		\$180,700
2017		\$184,314
2018		\$188,000
2019		\$191,760
2020		\$197,513
2021		\$203,438
2022		\$211,576
2023		\$220,039
Subtotal	\$3,703,350	\$2,264,884 (2012-2023)
2024		\$228,840
2025		\$237,993
2026		\$247,512
2027		\$257,412
2028		\$267,708
2029		\$278,416
2030		\$289,955
Subtotal		\$1,807,836 (2024-2030)
2031		\$301,553
2032		\$313,615
2033		\$326,159
2034		\$339,205
2035		\$352,773
Subtotal		\$1,633,305 (2031-2035)
2036		\$366,883
2037		\$381,558
2038		\$396,820
2039		\$412,692
2040		\$429,199
Subtotal		\$1,987,152(2036-2040)
2041		\$446,367
2042		\$464,221
2043		\$482,790
2044		\$502,102
2045		\$522,186
Total		\$8,573,156

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Redevelopment Plan Budget and Project Phasing

The Redevelopment Projects and Programs described in this document that are to receive TIF funds have been programmed for implementation. Two guiding factors were used to program the timing of implementation: availability of funds and the priorities established by the CRA Advisory Board. Table 1-9, Carver Heights CRA Redevelopment Plan Proposed Budget Table illustrates when the projects and programs are programmed for the next nine years. It is expected that the Redevelopment Plan; however, will be updated regularly. The table will be amended as priorities change, projects are completed, or new projects are created.

The Proposed Budget Table is for planning purposes only and is not a guarantee of expenditure of funds on any given project. Actual project allocations are determined annually through the budget process. This proposed budget is intended to serve as a guide and is not intended to replace the annual budget adopted by the CRA.

Florida Statutes Chapter 163.360(10) states that all development activities funded by the tax increment financing shall be completed within 30 years from the date the governing body approves or amends the redevelopment plan.

Table 1-9: CARVER HEIGHTS CRA BUDGET 2015-2020

Revenue	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020
TIF Revenue	177,157	180,700	184,314	188,000	191,760
CIP Fund	350,000	440,000	360,000	0	0
Grand Total	527,157	620,700	544,314	188,000	191,760
Expenditures					
CRA Program Office	30,000	30,000	30,000	30,000	30,000
Commercial Assistance Program	0	10,000	15,000	20,000	20,000
Landscaping	40,000	40,000	40,000	0	0
Community Center	75,000	500,000	25,000	0	0
Sidewalks	30,000	30,000	30,000	30,000	30,000
Streetlights	16,000	16,000	16,000	16,000	16,000
Transportation	0	0	0	5,000	5,000
Parks	100,000	100,000	100,000	50,000	50,000
Infrastructure	64,800	64,800	64,800	64,800	64,800
Housing Program	350,000	440,000	360,000	35,000	0
Total	705,800	1,230,800	680,800	250,800	215,800
Balance	-178,643	-610,100	-136,486	-62,800	-24,040

- Financed via a \$1,391,878 bank loan and TIF revenue annually.
- Grants will be applied for to fund projects as needed.

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Redevelopment Plan Administration

The successful implementation of the Redevelopment Plan will require the coordinated efforts of the Community Redevelopment Agency, the CRA Advisory Board, City of Leesburg government, local citizens, business organizations, and private developers. The coordinated efforts however, must be guided by a leadership position, namely the CRA Manager. This position has been established and a local office opened which has advanced the redevelopment efforts.

The CRA Manager has coordinated with the CRA Advisory Board on implementing the redevelopment projects and programs and does report to the Community Redevelopment Agency and City for final approvals. The CRA Manager is the critical interface between the public and private sector. When necessary and appropriate, public workshops are held to gather public input on a particular project or program. An annual CRA budget is prepared by the Program Manager and adopted by the Community Redevelopment Agency.

The establishment of the local office with the CDD has enabled the CRA Manager to have more day-to-day contact with the local citizens and business organizations. The CRA Manager has become part of the community fabric by developing relationships with the local citizens, banks, real estate offices, and development entrepreneurs. Information about the Redevelopment Plan and its projects and programs are available at the office. The recruitment of volunteers and non profit organizations will help the CRA Manager operate the office and provide services.

The CRA Manager does work with various City Department Heads to complete certain projects and programs, such as adding new sidewalks, developing a new parking lot, and in preparing a consolidated plan.

Publicly Funded Capital Improvement Projects in the CRA

The City of Leesburg Capital Improvements Plan (CIP) for FY 2014-2020 includes the following projects:

Fiscal Year	Project	Budget
2014/2015	Pave Berry Park Parking Lot	\$ 40,000
2014/2015	Susan St. Master Plan	\$130,000
2015/2016	Susan St. Master Plan	\$350,000
2016/2017	Susan St. Master Plan	\$440,000
2017/2018	Susan St. Master Plan	\$360,000
Total		\$ 1,320,000

CARVER HEIGHTS REDEVELOPMENT PLAN

Implementation Strategy Sheet 1

Goal: Develop parklands, trailheads and open space

Strategy 1: Improve the Appearance of the City Retention Ponds proposed for Carver Heights

The stormwater master plan identifies proposed ponds south of the Middle School proposed as Holliman Way Park and Berry Park which will provide the necessary stormwater retention and treatment; however, they also provide an opportunity to utilize the uplands for additional open space and recreation amenities.

Strategy 2: Identify vacant parcels that could be utilized for parks and/or open space

There are currently approximately 276 acres that are vacant within the CRA and approximately 83 acres that are classified as vacant and consists of open space and right of way.

Strategy 3: Coordinate with School Board to utilize the recreational facilities at Carver Middle School

Utilizing existing recreational facilities after school hours would be a benefit to the community.

Strategy 4: Add playground equipment and/or other recreational amenities to existing City parks within the CRA

Strategy 5: Seek funding sources for recreational amenities such as Florida Recreation Development Assistance Program (FRDAP).

Tasks Completed:

Master Park Plans have been prepared for Berry and Holliman Way Parks

Funding for Phase I Berry Park has been completed for installation of parking lot, playground equipment, and picnic tables

Future Tasks:

Funding for future phases of Berry Park

Funding for Holliman Way Park

Funding for maintenance – City of Leesburg

Research vacant parcels for additional park lands/open space

Coordination Efforts:

City of Leesburg

School Board

Preliminary Cost Estimate:

Equipment and Installation for both parks – \$1.9 million

CARVER HEIGHTS REDEVELOPMENT PLAN

Implementation Strategy Sheet 2

Goal: Install Sidewalks on Area Roadways

Strategy 1: Develop a Comprehensive Sidewalk System

The “Findings of Necessity” Report indicated that 95% of the roadways within the CRA do not have sidewalks and is considered an “unsafe” condition. Approximately 7 miles of sidewalks are needed to serve the Carver Heights CRA. Priority should be given to sidewalks on roadways that access the elementary and middle schools, parks, and Englewood Sports Complex.

Strategy 2: Seek funding sources such as CDBG, Transportation Efficiency Act 21, FDOT Safety Funds, City of Leesburg

Strategy 3: Coordinate with City of Leesburg to include sidewalk installation within the Capital Improvements Plan (CIP)

Tasks Completed:

Comprehensive Sidewalk Plan

Future Tasks:

Apply for Grants

Coordination Efforts:

City of Leesburg

City Public Works Department

Preliminary Cost Estimate:

Approximately \$25 per lineal foot

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Implementation Strategy Sheet 3

Goal: Provide Housing Assistance Programs

Strategy 1: Encourage homeowner participation in revitalizing Carver Heights by improving the housing condition and visual appearance of the neighborhood

The data from the ESRI, 2007 Estimates and Projections indicates that the majority of the housing stock was built prior to 1980 (51%).

Strategy 2: Develop a housing needs survey

Strategy 3: Develop a housing needs plan

Strategy 4: Coordination with the City of Leesburg regarding SHIP funds, 1st Time Homebuyer Program, Housing Rehabilitation Program, Infill Residential Housing Development, and Land Acquisition for New Single Family Housing Development

The State of Florida has awarded Lake County and the City of Leesburg State Housing Initiatives Partnership (SHIP) funds for housing assistance programs. The Lake Office of Housing and Community Development administers the programs. The programs include down payment assistance, housing rehabilitation, special needs housing, and housing tax credit. Eligibility is dependent on income adjusted by household size, purchase price, and home equity. The property must be located in Lake County.

Strategy 5: Seek funding sources such as State CDBG grants for housing rehabilitation, federal programs such as Home Investment Partnership (HOME) funds or private sector investment assistance

Tasks Completed:

Housing needs survey

Housing needs plan

Future Tasks:

Provide information to Carver Heights residents (ongoing)

Determine eligibility for suitable program (ongoing)

Provide application assistance (ongoing)

Funding Sources (on-going)

CARVER HEIGHTS REDEVELOPMENT PLAN

Implementation Strategy Sheet 4

Goal: Install Pedestrian Street Lights in the CRA area

Strategy 1: Develop a street light plan

A priority recommendation in the Carver Heights Revitalization Plan is streetscape improvements which includes pedestrian street lights that are an improvement over the current system.

Strategy 2: Implement streetscape improvements to facilitate pedestrian movement and provide a safe environment.

Strategy 3: Identify needed improved street lights and incorporate those improvements into the City's Capital Improvement Plan (CIP)

Completed Tasks:

Street light plan

Future Tasks:

Installation of street lights per plan

Coordination Efforts:

City of Leesburg

City Electric Department

CARVER HEIGHTS REDEVELOPMENT PLAN

Implementation Strategy Sheet 5

Goal: Fund the installation and construction of hardscape and landscape gateway features

- Strategy 1: Develop a gateway and landscape plan for key intersections (major and minor)
- Strategy 2: Fund project in phases
- Strategy 3: Enlist the cooperation of adjacent property owners to allow newly planted areas and assist in initial watering
- Strategy 4: Develop a unified signage and way finding design system that creates a positive community image that is utilized throughout the Carver Heights area.
- Strategy 5: Identify the major and minor intersections for gateway locations
- Strategy 6: Work with property owners to assist in locating hardscape and hardware.

Completed Tasks:

- Preliminary design of gateways complete
- Intersections identified
- Property owners identified
- Preliminary meeting with sign designer initiated
- Funds set aside

Future Tasks:

- Complete design for gateways, signage and landscape
- Contact property owners and secure permission
- Secure permits and construct

Coordination Efforts:

- City of Leesburg
- City Public Works Department
- City Electric Department
- Property Owners

CARVER HEIGHTS REDEVELOPMENT PLAN

Implementation Strategy Sheet 6

Goal: Create a strong neighborhood which strengthens the sense of community and social fabric

- Strategy 1: Provide a more visible community policing presence within the neighborhood
- Strategy 2: Expand Partnership Programs Between policing efforts such as the Lake County Sheriff
- Strategy 3: Assist the residents in the formation of Neighborhood Watch and Citizens on Patrol Programs
- Strategy 4: Continue to support community-wide drug abuse and crime prevention programs
- Strategy 5: Continue to support youth programs

Future Tasks:

- Identify all key community groups and challenge them to become directly involved in the development of drug and crime prevention programs
- Develop community-wide crime prevention goals

Coordination Efforts:

- Leesburg Police Department
- Lake County Sheriff's Office
- Community Leaders
- Local Organizations

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Implementation Strategy Sheet 7

Goal: Create a Development Incentive Program for Small Business and Industrial Users

- Strategy 1: Research implementing a low-interest loan program to assist businesses with a variety of activities including the acquisition of buildings and/or properties and the rehabilitation or new construction of new office or commercial space.
- A key element to the success of the economic redevelopment of the Carver Heights community will be the ability to attract and retain the types of private sector businesses that foster a sense of financial stability and growth. In a competitive market, the ability of the Carver Heights area to draw desirable private sector investments will require incentives, which typically are interpreted to mean - finding a way to mitigate financial obligations. The development of an incentive program for the Carver Heights CRA should further the goals established by the plan
- Strategy 2: Continue to coordinate with the University of Central Florida Business Incubation Program, Florida Small Business Development Center Network, and other business development support entities
- Strategy 3: Establish partnerships with local banks to facilitate conventional loans to businesses in the area
- Strategy 4: Research implementing a program to mitigate the costs of impact fees imposed on new businesses
- Strategy 5: Implement incentives relative to Florida Enterprise Zone designation
- Strategy 6: Coordinate with the City of Leesburg to implement a “fast track” permitting process for targeted businesses
- Strategy 7: Purchase vacant or substandard commercial/industrial lots and repackage for resale
- Strategy 8: Develop incentives aimed at maintaining existing businesses and supporting business growth and job creation

Future Tasks:

- Develop incentive program
- Research vacant or substandard commercial/industrial properties within the CRA
- Promote availability of incentives to desired target businesses/organizations
- Work to establish a Florida Enterprise Zone, if applicable

Coordination Efforts:

- City of Leesburg
- Florida Small Business Development Center
- Lake County Economic Development Council
- Conventional and non-conventional financial institutions

CARVER HEIGHTS REDEVELOPMENT PLAN

Implementation Strategy Sheet 8

Goal: Provide a Multi-Modal Transportation System

- Strategy 1: Coordinate with City and County for improvement of integration of public transportation within Craver Heights CRA (i.e. transit stops, shelters, and routes)
- Strategy 2: Continue to coordinate with appropriate agencies and local government of integration of rails to trails
- Strategy 3: Reduce Traffic Conflicts between Residential and Commercial/Industrial Traffic
- Strategy 4: Have a traffic analysis prepared to evaluate truck traffic operations and potential conflicts within residential areas
- Strategy 5: Implement or cause to be implemented the recommendations within the traffic analysis
- Strategy 6: Identify streets that are “No Trucks”

Future Tasks:

Conduct Traffic Analysis

Review options

Coordination Efforts:

City of Leesburg

Lake County

Public Transport Providers

Traffic Consultant

Property Owners

Business Owners

CARVER HEIGHTS REDEVELOPMENT PLAN

Implementation Strategy Sheet 9

Goal: Develop Community Center

- Strategy 1: Research available vacant lands and/or existing developed sites which could be rehabilitated to construct a community center
- Strategy 2: Research funding options
- Strategy 3: Determine size and scope of facility
- Strategy 4: Research type of potential users to benefit community – could it be multi-use
- Strategy 5: Collaborate with partner agencies to incorporate community based programming
- Strategy 6: Research and implement options for revenue generation

Future Tasks:

All of the above

Coordination Efforts:

City of Leesburg
City Recreation Department
Social Services
Local Churches
Devereux Kids
Local Organizations

CARVER HEIGHTS REDEVELOPMENT PLAN

Implementation Strategy Sheet 10

Goal: Assess Housing Type Needs

- Strategy 1: Assess housing type needs within the community (i.e. multi-family, duplex, single family, long term care or senior housing facilities, etc.)
- Strategy 2: Research available vacant lands to support housing type needs
- Strategy 3: Inventory existing housing types within the CAR to determine if it is meeting the current and projected need of the community
- Strategy 4: Create and implement housing improvement programs for existing homeowners and/or develop incentives for housing improvement programs
- Strategy 5: Establish partnerships with public and private sector housing development entities (if feasible) to meet existing housing needs (i.e. housing rehabilitation) and/or develop new residential housing on available or acquired properties

Future Tasks:

- Housing Type Needs Survey
- Vacant Lands Review
- New Housing Incentives

Coordination Efforts:

- Community
- City of Leesburg
- Other Housing Assistance Entities

CARVER HEIGHTS REDEVELOPMENT PLAN

Implementation Strategy Sheet 11

Goal: Assess Commercial Needs

- Strategy 1: Assess commercial needs within the community
- Strategy 2: Research and acquire available vacant lands to support commercial needs and sustain commercial development
- Strategy 3: Inventory existing commercial types within the community
- Strategy 4: Establish partnerships in an effort to develop commercial properties for resale or lease

Future Tasks:

- Commercial Needs Survey
- Vacant Lands Review

Coordination Efforts:

- Business Community
- City of Leesburg
- Leesburg Chamber of Commerce
- Lake County EDC
- Other Economic Development Entities

CARVER HEIGHTS REDEVELOPMENT PLAN

APPENDIX A

ORDINANCE NO. 01-61

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, CREATING THE COMMUNITY REDEVELOPMENT AGENCY FOR THE CARVER HEIGHTS/MONTCLAIR AREA; APPOINTING THE MEMBERS OF THE COMMUNITY REDEVELOPMENT AGENCY FOR THE CARVER HEIGHTS/MONTCLAIR AREA; SPECIFYING TERMS OF OFFICE FOR EACH APPOINTEE; APPOINTING A CHAIR AND VICE CHAIR FOR THE GOVERNING BODY OF THE COMMUNITY REDEVELOPMENT AGENCY; REPEALING CONFLICTING ORDINANCES; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Leesburg, Florida, has heretofore adopted a finding of necessity under §163.355, Fla. Stat. (2000), for the creation of a Community Redevelopment Agency for the Carver Heights/Montclair Area of Leesburg, and

WHEREAS, the City Commission has adopted a resolution finding that there is a need for Community Redevelopment Agency to function in the City of Leesburg to carry out the purposes of Chapter 163, Part III, Fla. Stat. in the portion of the city known as Carver Heights/Montclair; and

WHEREAS, the City Commission has by previous enactments established the boundaries of the area to be served by the Community Redevelopment Agency for the Carver Heights/Montclair Area; and

WHEREAS, it is appropriate at this time to create the Community Redevelopment Agency for the Carver Heights/Montclair Area, and to appoint persons to serve on the governing body of that Agency;

NOW THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF LEESBURG, FLORIDA:

SECTION I.

There is hereby created, under the authority of Chapter 163, Part III, Fla. Stat., the Community Redevelopment Agency for the Carver Heights/Montclair Area (referred to hereafter in this Resolution as the "Agency").

SECTION II.

There shall be seven members of the governing body of the Agency. Five of the seven members shall be the city commissioners of the City of Leesburg lawfully serving in that capacity at any time while the Agency remains an active entity. The other two members shall be chosen by the Leesburg City Commission from members of the public who reside within the municipal limits of the City of

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Leesburg. The initial members of the governing body of the Agency and the expiration dates of their initial terms are listed below:

NAME OF MEMBER	EXPIRATION DATE OF TERM
David Connelly	Four Years from effective date of Resolution
David Knowles	Four Years from effective date of Resolution
Bob Lovell	Four Years from effective date of Resolution
Ben Perry	Four Years from effective date of Resolution
Lewis Puckett	Three Years from effective date of Resolution
Lonzia Berry	Two Year from effective date of Resolution
John Christian	One Year from effective date of Resolution

For those members of the governing body of the Agency who are currently City Commissioners, the individual listed shall remain a member of the governing body of the Agency for only so long as he continues to serve as a City Commissioner, and shall be succeeded as a member of the governing body of the Agency for the remainder of the term shown by any person elected or appointed to fill his position as a City Commissioner, with such successor to serve the balance of the term of the listed person on the governing body of the Agency. Members appointed or reappointed upon expiration of the terms of members whose terms expire less than four years from the effective date of this Resolution shall serve for terms of four years. The chair of the governing body of the Agency shall be the Mayor of the City of Leesburg, and the vice chair shall be the Mayor Pro-Tem.

SECTION III.

If any portion of this ordinance is declared invalid or unenforceable, then to the extent it is possible to do so without destroying the overall intent and effect of this ordinance, the portion deemed invalid or unenforceable shall be severed herefrom and the remainder of this ordinance shall continue in full force and effect as if it were enacted without including the portion found to be invalid or unenforceable.

SECTION IV.

All ordinances or parts of ordinances which are in conflict with this ordinance are hereby repealed, to the extent necessary to alleviate the conflict, but shall continue in effect insofar as they are not in conflict herewith, unless repeal of the conflicting portion destroys the overall intent and effect of any of the conflicting ordinances, in which case those ordinances so affected shall be hereby repealed in their entirety.

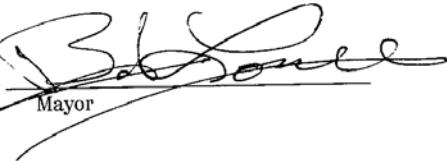
SECTION V.

This ordinance shall become effective upon its passage and adoption according to law.

CARVER HEIGHTS REDEVELOPMENT PLAN

PASSED AND ADOPTED at the regular meeting of the City Commission of the City of Leesburg, Florida, held on the 10 day of December, 2001.

THE CITY OF LEESBURG, FLORIDA

BY: 
Mayor

Attest: 

City Clerk

CARVER HEIGHTS REDEVELOPMENT PLAN

RESOLUTION NO. 6547

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA, ADOPTING A COMMUNITY REDEVELOPMENT PLAN; ESTABLISHING A COMPLETION PERIOD OF 15 YEARS; CREATING A REVIEW PROCESS; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LEESBURG, FLORIDA:

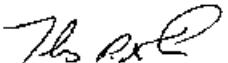
1. THAT the Leesburg City Commission hereby adopts the attached Carver Heights and Vicinity Redevelopment Plan.
2. That the Redevelopment plan and the redevelopment trust fund shall be effective for 15 fiscal years from the effective date of this resolution, expiring on September 30, 2016.
3. That the effectiveness and appropriateness of the redevelopment process for the Carver Heights and Vicinity shall at a minimum be evaluated after 10 years from the effective date of this resolution.

THIS RESOLUTION shall take effect immediately.

PASSED AND ADOPTED at the regular meeting of the City Commission of the City of Leesburg, Florida, held on the 2nd day of JULY, 2002.

BY: 

Mayor/Commissioner

ATTEST: 

City Clerk

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CARVER HEIGHTS REDEVELOPMENT PLAN

APPENDIX B

CRAVER HEIGHTS CRA BUILDING PERMITS ISSUED 2001 - 2011				
YEAR	PERMIT #	IMPROVEMENT VALUE	IMPROVEMENT TYPE	LAND USE
2001	100000733	\$3,982	ROOFING	RESIDENTIAL
2001	100000257	\$4,400	RENOVATION	RESIDENTIAL
2001	100000195	\$14,680	RAMPS	COMMERCIAL
2001	100000343	\$3,100	RENOVATION	RESIDENTIAL
2001	100000567	\$2,000	CARPORT	RESIDENTIAL
2001	100000482	\$600	FENCE	RESIDENTIAL
2001	100000332	\$850	SEWER CONNECTION	COMMERCIAL
2001	100000121	\$250	ELECTRIC	RESIDENTIAL
2001	100000194	\$2,850	DEMO	RESIDENTIAL
2001	100000197	\$40,000*	SFR	RESIDENTIAL
2001	100000014	\$500**	RENOVATION	RESIDENTIAL
2001	100000399	\$6,574	SCREEN ROOM	RESIDENTIAL
2001	100000590	\$3,500	DEMO	RESIDENTIAL
2001	100000130	\$3,000	RENOVATION	RESIDENTIAL
2001	100000353	\$2,500	DEMO	RESIDENTIAL
2001	100000364	\$41,500	SFR	RESIDENTIAL
SUBTOTAL	16	\$127,286		
2002	200000230	\$5,779	WALL REPAIR	RESIDENTIAL
2002	200000273	\$2,200	RENOVATION	RESIDENTIAL
2002	200000114	\$5,100	RENOVATION	RESIDENTIAL
2002	200000320	\$5,000	RENOVATION	RESIDENTIAL
2002	200000274	\$2,000	RENOVATION	RESIDENTIAL
2002	200000858	\$1,810	WALL SIGN	COMMERCIAL
2002	200000590	\$2,400	ROOF	RESIDENTIAL
2002	200000165	\$500	FENCE	RESIDENTIAL
2002	200000309	\$54,084	MH SETUP	RESIDENTIAL
SUBTOTAL	9	\$78,873		
2003	300000562	\$400	WATER HEATER	RESIDENTIAL
2003	300000387	\$2,760	RENOVATION	RESIDENTIAL
2003	300000435	\$2,764	SIDING	RESIDENTIAL
2003	300000880	\$500**	SHED	RESIDENTIAL
2003	300000560	\$1,500	SHED	RESIDENTIAL
2003	300000388	\$2,888	RENOVATION	RESIDENTIAL
2003	300000455	\$3,000	MH SETUP	RESIDENTIAL
2003	300000023	\$2,200	RENOVATION	RESIDENTIAL

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2003	300000650	\$3,800	MH SETUP	RESIDENTIAL
2003	300000893	\$1,000	PLUMBING	RESIDENTIAL
2003	300001093	\$7,822	FL ROOM	RESIDENTIAL
2003	200000880	\$5,181	FIRE ALARM	RESIDENTIAL
YEAR	PERMIT #	IMPROVEMENT VALUE	IMPROVEMENT TYPE	LAND USE
2003	300000156	\$2,200	LAWN SPRINKLER	RESIDENTIAL
2003	300000091	\$1,584	RENOVATION	RESIDENTIAL
2003	300001066	\$19,777	RENOVATION	RESIDENTIAL
2003	300000895	\$1,000	WATER HEATER	RESIDENTIAL
2003	300000320	\$2,400	ALARM	COMMERCIAL
2003	300000180	\$500**	FOUNTAIN	RESIDENTIAL
2003	300000801	\$15,382	PLUMBING	COMMERCIAL
2003	300000802	\$15,382	PLUMBING	COMMERCIAL
2003	300000803	\$15,382	PLUMBING	COMMERCIAL
2003	300000804	\$15,382	PLUMBING	COMMERCIAL
2003	300000805	\$15,382	PLUMBING	COMMERCIAL
2003	300000806	\$15,382	PLUMBING	COMMERCIAL
2003	300000807	\$15,382	PLUMBING	COMMERCIAL
2003	300000543	\$5,885	CARPORT	RESIDENTIAL
2003	300000800	\$19,322	PLUMBING	COMMERCIAL
SUBTOTAL	27	\$194,157		
2004	300001101	\$2,500	RENOVATION	RESIDENTIAL
2004	400001129	\$3,487	RENOVATION	RESIDENTIAL
2004	400001063	\$3,500	BLDG	COMMERCIAL
2004	400000553	\$7,700	PATIO COVER	COMMERCIAL
2004	400000683	\$2,000	ELECTRIC	PUBLIC
2004	400000121	\$500**	RENOVATION	RESIDENTIAL
2004	400000899	\$500	ELECTRIC	RESIDENTIAL
2004	400001153	\$1,899	RENOVATION	RESIDENTIAL
2004	400000568	\$5,993	CARPORT	RESIDENTIAL
2004	400000277	\$500**	CARPORT	RESIDENTIAL
2004	400000691	\$0	FOUNDATION	RESIDENTIAL
2004	400000282	\$2,445,793	BLDG	RESIDENTIAL
2004	400000284	\$30,000	BLDG	RESIDENTIAL
2004	400000762	\$1,000	ELECTRIC	INDUSTRIAL
2004	400001032	\$7,610	RENOVATION	RESIDENTIAL
SUBTOTAL	15	\$2,512,982		
2005	500000908	\$4,573	RENOVATION	RESIDENTIAL
2005	500000312	\$2,055	RENOVATION	RESIDENTIAL
2005	500000351	\$300	RENOVATION	RESIDENTIAL
2005	500000595	\$3,500	ROOF	RESIDENTIAL
2005	500001582	\$155,000	RENOVATION	RESIDENTIAL

CARVER HEIGHTS REDEVELOPMENT PLAN

2005	500000035	\$500	FENCE	RESIDENTIAL
2005	500001927	\$6,051	MECHANICAL	RESIDENTIAL
2005	500000012	\$500**	ROOF	RESIDENTIAL
2005	500000871	\$4,912	ROOF	RESIDENTIAL
2005	500000927	\$1,275	RENOVATION	RESIDENTIAL
YEAR	PERMIT #	IMPROVEMENT VALUE	IMPROVEMENT TYPE	LAND USE
2005	500001353	\$3,700	MECHANICAL	RESIDENTIAL
2005	500000016	\$500**	RENOVATION	COMMERCIAL
2005	500001693	\$20,000	FENCE	COMMERCIAL
2005	500001603	\$500**	RENOVATION	RESIDENTIAL
SUBTOTAL	14	\$203,366		
2006	600001359	\$3,675	ROOF	RESIDENTIAL
2006	600000162	\$550	ROOF	RESIDENTIAL
2006	600000925	\$900	RENOVATION	RESIDENTIAL
2006	500001879	\$3,608	ALUM BLDG	RESIDENTIAL
2006	600000120	\$2,350	ELECTRIC	RESIDENTIAL
2006	600001014	\$2,394	SCREEN ROOM	RESIDENTIAL
2006	600000914	\$1,500	ELECTRIC	RESIDENTIAL
2006	600000915	\$1,500	ELECTRIC	RESIDENTIAL
2006	600000086	\$825	SIGN	COMMERCIAL
2006	600000932	\$500**	ELECTRIC	INDUSTRIAL
2006	600000910	\$500**	MECHANICAL	INDUSTRIAL
2006	600000317	\$21,000	ROOF	COMMERCIAL
2006	600000786	\$500	ROOF	RESIDENTIAL
2006	600000746	\$5,966	MECHANICAL	COMMERCIAL
2006	600000207	\$800	ELECTRIC	RESIDENTIAL
2006	600001273	\$300	ROOF	RESIDENTIAL
2006	600000589	\$3,000	RENOVATION	RESIDENTIAL
2006	600001775	\$200	ELECTRIC	RESIDENTIAL
2006	600001053	\$21,275	ROOF	COMMERCIAL
2006	600001052	\$21,275	ROOF	COMMERCIAL
2006	600001054	\$25,955	ROOF	COMMERCIAL
2006	600000592	\$500**	ROOF	RESIDENTIAL
2006	600000952	\$2,979	RENOVATION	RESIDENTIAL
2006	600000880	\$2,612	SCREEN ROOM	RESIDENTIAL
2006	600000994	\$2,499	MECHANICAL	COMMERCIAL
2006	600001399	\$3,990	ROOF	RESIDENTIAL
2006	600000831	\$3,299	SCREEN PATIO	RESIDENTIAL
2006	600000545	\$700	FENCE	RESIDENTIAL
2006	600000320	\$2,400	ROOF	RESIDENTIAL
2006	600000757	\$1,588	RENOVATION	RESIDENTIAL
2006	600000377	\$3,720	SCREEN ROOM	RESIDENTIAL
2006	600000418	\$10,000	SCREEN ROOM	RESIDENTIAL

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2006	500001668	\$13,500	PLUMBING	INDUSTRIAL
2006	600001220	\$500**	FENCE	INDUSTRIAL
2006	600001515	\$500**	SPRINKLER	INDUSTRIAL
2006	600001554	\$5,998	MECHANICAL	COMMERCIAL
SUBTOTAL	36	\$173,358		
YEAR	PERMIT #	IMPROVEMENT VALUE	IMPROVEMENT TYPE	LAND USE
2007	700001341	\$3,000	ROOF	RESIDENTIAL
2007	700001339	\$2,220	ROOF	RESIDENTIAL
2007	700001538	\$8,394	FENCE	INDUSTRIAL
2007	700001339	\$10,830	ROOF	RESIDENTIAL
2007	700000113	\$1,530	RENOVATION	RESIDENTIAL
2007	700001451	\$1,600	ELECTRIC	RESIDENTIAL
2007	700001415	\$9,945	ROOF	COMMERCIAL
2007	700000039	\$942	ROOF	RESIDENTIAL
2007	700000006	\$500	ELECTRIC	INDUSTRIAL
2007	700000559	\$15,000	ELECTRIC	INDUSTRIAL
2007	700001305	\$1,200	ELECTRIC	INDUSTRIAL
2007	700000437	\$3,240	RENOVATION	RESIDENTIAL
2007	700000576	\$25,000	RENOVATION	RESIDENTIAL
2007	700001425	\$1,600	ROOF	RESIDENTIAL
2007	700001117	\$2,150	ROOF	RESIDENTIAL
2007	700001196	\$1,800	ROOF	RESIDENTIAL
2007	700000178	\$4,255	ROOF	RESIDENTIAL
2007	700000302	\$4,000	SEWER CON	RESIDENTIAL
2007	700000784	\$2,400	DEMO	RESIDENTIAL
2007	700000180	\$2,200	RENOVATION	INDUSTRIAL
2007	700000875	\$3,700	ROOF	RESIDENTIAL
2007	700000438	\$2,400	ROOF	RESIDENTIAL
2007	700000392	\$4,631	ROOF	RESIDENTIAL
2007	700000712	\$2,368	RENOVATION	RESIDENTIAL
2007	700000340	\$5,250	ROOF	RESIDENTIAL
2007	700000175	\$1,850	ELECTRIC	COMMERCIAL
2007	700000045	\$2,500	PLUMBING	RESIDENTIAL
2007	700000733	\$900	FENCE	RESIDENTIAL
2007	700001085	\$3,852	FIRE ALARM	INDUSTRIAL
SUBTOTAL	29	\$129,257		
2008	800001248	\$825	ELECTRIC	RESIDENTIAL
2008	800000634	\$500	ROOF	RESIDENTIAL
2008	800001213	\$150	ELECTRIC	RESIDENTIAL
2008	800000584	\$2,415	RENOVATION	RESIDENTIAL
2008	800000521	\$1,100	SHED	RESIDENTIAL
2008	800001128	\$3,320	MECHANICAL	RESIDENTIAL

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2008	800000226	\$250	PLUMBING	RESIDENTIAL
2008	800000690	\$3,000	ROOF	RESIDENTIAL
2008	800001168	\$1,800	ELECTRIC	RESIDENTIAL
2008	800001053	\$800	SIGN	COMMERCIAL
2008	800000915	\$500**	RENOVATION	RESIDENTIAL
2008	800000916	\$500**	RENOVATION	RESIDENTIAL
2008	800000919	\$500**	RENOVATION	RESIDENTIAL
YEAR	PERMIT #	IMPROVEMENT VALUE	IMPROVEMENT TYPE	LAND USE
2008	800000920	\$500**	RENOVATION	RESIDENTIAL
2008	800000923	\$500**	RENOVATION	RESIDENTIAL
2008	800000924	\$500**	RENOVATION	RESIDENTIAL
2008	800000918	\$500**	RENOVATION	RESIDENTIAL
2008	800000927	\$500**	RENOVATION	RESIDENTIAL
2008	800000921	\$500**	RENOVATION	RESIDENTIAL
2008	800000928	\$500**	RENOVATION	RESIDENTIAL
2008	800000922	\$500**	RENOVATION	RESIDENTIAL
2008	800000929	\$500**	RENOVATION	RESIDENTIAL
2008	800000930	\$500**	RENOVATION	RESIDENTIAL
2008	800000931	\$500**	RENOVATION	RESIDENTIAL
2008	800000932	\$500**	RENOVATION	RESIDENTIAL
2008	800000933	\$500**	RENOVATION	RESIDENTIAL
2008	800000934	\$500**	RENOVATION	RESIDENTIAL
2008	800000937	\$500**	RENOVATION	RESIDENTIAL
2008	800000938	\$500**	RENOVATION	RESIDENTIAL
2008	800000939	\$500**	RENOVATION	RESIDENTIAL
2008	800000941	\$500**	RENOVATION	RESIDENTIAL
2008	800000926	\$500**	RENOVATION	RESIDENTIAL
2008	800000935	\$500**	RENOVATION	RESIDENTIAL
2008	800000936	\$500**	RENOVATION	RESIDENTIAL
2008	800000909	\$500**	RENOVATION	RESIDENTIAL
2008	800000910	\$500**	RENOVATION	RESIDENTIAL
2008	800000912	\$500**	RENOVATION	RESIDENTIAL
2008	800000913	\$500**	RENOVATION	RESIDENTIAL
2008	800000914	\$500**	RENOVATION	RESIDENTIAL
2008	800001231	\$1,104	RENOVATION	RESIDENTIAL
2008	700001548	\$2,400	RENOVATION	INDUSTRIAL
2008	800000164	\$7,321	ROOF	RESIDENTIAL
2008	800000893	\$4,500	ROOF	RESIDENTIAL
2008	800000326	\$3,650	ROOF	RESIDENTIAL
2008	800000023	\$900	MECHANICAL	COMMERCIAL
2008	800000944	\$300	ELECTRIC	COMMERCIAL
2008	800001015	\$3,800	RENOVATION	COMMERCIAL
2008	800000557	\$2,300	ROOF	RESIDENTIAL

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2008	800001006	\$4,500	ROOF	RESIDENTIAL
2008	800000646	\$6,575	ROOF	RESIDENTIAL
2008	800000033	\$500**	SHED	RESIDENTIAL
2008	800000610	\$19,501	FENCE	INDUSTRIAL
2008	800000850	\$4,100	ROOF	RESIDENTIAL
2008	800000300	\$300	ELECTTRIC	RESIDENTIAL
2008	800000806	\$4,173	MECHANICAL	RESIDENTIAL
2008	800000165	\$4,100	SCREEN ROOM	RESIDENTIAL
YEAR	PERMIT #	IMPROVEMENT VALUE	IMPROVEMENT TYPE	LAND USE
2008	800000829	\$3,200	ELECTRIC	INDUSTRIAL
2008	800001054	\$11,512	RENOVAITON	RESIDENTIAL
2008	800000499	\$10,000	RENOVATION	RESIDENTIAL
2008	800001229	\$10,181	FIRE ALARM	INDUSTRIAL
2008	800000790	\$3,500	FIRE ALARM	PUD
2008	800000484	\$500	FENCE	RESIDENTIAL
SUBTOTAL	62	\$137,577		
2009	900000502	\$13,650	ROOF	RESIDENTIAL
2009	900000874	\$12,700	ROOF	RESIDENTIAL
2009	900000873	\$12,700	ROOF	RESIDENTIAL
2009	900000872	\$12,700	ROOF	RESIDENTIAL
2009	900000313	\$2,986	MECHANICIAL	COMMERCIAL
2009	900000652	\$1,800	RENOVATION	RESIDENTIAL
2009	900000044	\$1,800	ELECTRIC	RESIDENTIAL
2009	900000805	\$3,600	MECHANICIAL	RESIDENTIAL
2009	900000412	\$6,400	ROOF	RESIDENTIAL
2009	900000414	\$6,400	ROOF	RESIDENTIAL
2009	900000415	\$6,400	ROOF	RESIDENTIAL
2009	900000416	\$6,400	ROOF	RESIDENTIAL
2009	900000417	\$6,400	ROOF	RESIDENTIAL
2009	900000663	\$15,200	ROOF	RESIDENTIAL
2009	900000702	\$2,260	ROOF	RESIDENTIAL
2009	900000400	\$500**	MECHANICIAL	COMMERCIAL
2009	900000932	\$2,053	RENOVATION	RESIDENTIAL
2009	900000721	\$14,400	MECHANICIAL	COMMERCIAL
2009	900000733	\$5,000	MODULAR	COMMERCIAL
2009	900000774	\$17,150	ROOF	INDUSTRIAL
2009	900000467	\$500**	ELECTRIC	PUBLIC
2009	900000688	\$3,085	MECHANICIAL	RESIDENTIAL
2009	900000209	\$1,650	ELECTRIC	RESIDENTIAL
2009	900000080	\$1,500	ELECTRIC	RESIDENTIAL
2009	900000063	\$1,600	RENOVATION	RESIDENTIAL
2009	900000062	\$1,600	RENOVATION	RESIDENTIAL
2009	900000061	\$1,600	RENOVATION	RESIDENTIAL

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2009	900000060	\$1,600	RENOVATION	RESIDENTIAL
2009	900000057	\$1,600	RENOVATION	RESIDENTIAL
2009	900000058	\$1,600	RENOVATION	RESIDENTIAL
2009	900000059	\$1,600	RENOVATION	RESIDENTIAL
2009	900000171	\$500**	ROOF	RESIDENTIAL
2009	900000632	\$500	RENOVATION	RESIDENTIAL
2009	900000257	\$2,396	RENOVATION	RESIDENTIAL
2009	900000770	\$500**	MECHANICAL	RESIDENTIAL
2009	900000222	\$100	ELECTRIC	COMMERCIAL
YEAR	PERMIT #	IMPROVEMENT VALUE	IMPROVEMENT TYPE	LAND USE
2009	900000244	\$56,000	RENOVATION	INDUSTRIAL
SUBTOTAL	37	\$228,430		
2010	10-638	\$2,400	MECHANICAL	INDUSTRIAL
2010	10-815	\$800,000	NEW BLDG	INDUSTRIAL
2010	10-424	\$3,500	ELECTRICAL	PUBLIC
2010	10-538	\$1,500	DEMOLITION	PUBLIC
2010	10-544	\$29,975	RENOVATION	PUBLIC
2010	10-197	\$5,316	MECHANICAL	COMMERCIAL
2010	10-223	\$250,000	NEW BLDG	COMMERCIAL
2010	10-439	\$12,620	RENOVATION	COMMERCIAL
2010	10-519	\$500	ELECTRICAL	COMMERCIAL
2010	10-540	\$2,500	RENOVATION	COMMERCIAL
2010	10-106	\$5,000	MAN HOME	RESIDENTIAL
2010	10-139	\$1,500	ROOF	RESIDENTIAL
2010	10-255	\$5,000	MAN HOME	RESIDENTIAL
2010	10-318	\$3,000	MAN HOME	RESIDENTIAL
2010	10-738	\$1,500	RENOVATION	RESIDENTIAL
2010	10-11	\$3,707	MECHANICAL	RESIDENTIAL
2010	10-24	\$400	RENOVATION	RESIDENTIAL
2010	10-28	\$450	PLUMBING	RESIDENTIAL
2010	10-29	\$2,000	ELECTRICAL	RESIDENTIAL
2010	10-78	\$2,000	ELECTRICAL	RESIDENTIAL
2010	10-395	\$3,175	MECHANICAL	RESIDENTIAL
2010	10-513	\$3,360	ROOF	RESIDENTIAL
2010	10-679	\$2,565	ROOF	RESIDENTIAL
2010	10-1	\$11,000	ROOF	RESIDENTIAL
2010	10-2	\$11,000	ROOF	RESIDENTIAL
2010	10-3	\$10,000	ROOF	RESIDENTIAL
2010	10-4	\$11,000	ROOF	RESIDENTIAL
2010	10-549	\$2,450	FIRE	RESIDENTIAL
2010	10-564	\$5,000	MECHANICAL	RESIDENTIAL
2010	10-466	\$1,532	RENOVATION	RESIDENTIAL
2010	10-341	\$2,400	ROOF	PUBLIC

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2010	10-574	\$3,500	DEMOLITION	RESIDENTIAL
2010	10-648	\$675	ELECTRICAL	RESIDENTIAL
2010	10-685	\$500	DEMOLITION	RESIDENTIAL
2010	10-846	\$3,900	RENOVATION	RESIDENTIAL
2010	10-51	\$1,775	ROOF	RESIDENTIAL
2010	10-824	\$30,000	RENOVATION	RESIDENTIAL
2010	10-825	\$30,000	RENOVATION	RESIDENTIAL
2010	10-377	\$68,000	NEW BLDG	RESIDENTIAL
2010	10-41	\$2,300	MECHANICAL	RESIDENTIAL
2010	10-49	\$2,325	RENOVATION	RESIDENTIAL
2010	10-430	\$67,255	RENOVATION	RESIDENTIAL
2010	10-67	\$700	ELECTRICAL	RESIDENTIAL
2010	10-68	\$700	ELECTRICAL	RESIDENTIAL
2010	10-463	\$1,600	PLUMBING	RESIDENTIAL
2010	10-459	\$200	PLUMBING	RESIDENTIAL
2010	10-97	\$3,500	ROOF	RESIDENTIAL
2010	10-187	\$2,200	DEMOLITION	RESIDENTIAL
2010	10-260	\$2,240	ROOF	RESIDENTIAL
2010	10-332	\$1,000	RENOVATION	RESIDENTIAL
2010	10-379	\$3,100	MECHANICAL	RESIDENTIAL
2010	10-426	\$1,600	RENOVATION	RESIDENTIAL
2010	10-557	\$350	RENOVATION	RESIDENTIAL
2010	10-573	\$2,863	ROOF	RESIDENTIAL
2010	10-578	\$3,706	PLUMBING	RESIDENTIAL
2010	10-629	\$2,800	MECHANICAL	RESIDENTIAL
2010	10-663	\$3,995	ROOF	RESIDENTIAL
2010	10-677	\$900	RENOVATION	RESIDENTIAL
2010	10-699	\$1,500	RENOVATION	RESIDENTIAL
2010	10-700	\$3,000	ELECTRICAL	RESIDENTIAL
2010	10-709		ROOF	RESIDENTIAL
2010	10-760	\$3,250	RENOVATION	RESIDENTIAL
2010	10-805	\$250	PLUMBING	RESIDENTIAL
2010	10-855	\$250	RENOVATION	RESIDENTIAL
2010	10-591	\$650	PLUMBING	RESIDENTIAL
2010	10-351	\$2,800	MECHANICAL	RESIDENTIAL
2010	10-514	\$3,513	ROOF	RESIDENTIAL
2010	10-72	\$975	ELECTRICAL	RESIDENTIAL
SUBTOTAL	68	\$1,454,222		
2011	11-403	\$22,500	RENOVATION	INDUSTRIAL
2011	11-540	\$22,500	ELECTRICAL	INDUSTRIAL
2011	11-824	\$84,000	RENOVATION	INDUSTRIAL
2011	11-266	\$158,640	RENOVATION	INDUSTRIAL
2011	11-526	\$302,187	NEW BLDG	INDUSTRIAL
2011	11-60	0	RENOVATION	COMMERCIAL

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2011	11-150	\$5,766	ROOF	COMMERCIAL
2011	11-151	\$5,766	ROOF	COMMERCIAL
2011	11-554	\$1,515	RENOVATION	COMMERCIAL
2011	11-673	\$70,000	NEW BLDG	COMMERCIAL
2011	11-674	\$70,000	NEW BLDG	COMMERCIAL
2011	11-577	\$3,975	PLUMBING	RESIDENTIAL
2011	11-657	\$7,000	MAN HOME	RESIDENTIAL
2011	11-741	\$400	RENOVATION	RESIDENTIAL
2011	11-870	\$3,051	ALUM BLDG	RESIDENTIAL
2011	11-361	\$4,210	MECHANICAL	RESIDENTIAL
2011	11-764	\$5,463	MECHANICAL	RESIDENTIAL
2011	11-805	\$950	ELECTRICAL	RESIDENTIAL
2011	11-317	\$2,500	DEMOLITION	RESIDENTIAL
2011	11-29	\$375	RENOVATION	PUBLIC
2011	11-156	\$350	PLUMBING	PUBLIC
2011	11-676	\$1,000	RENOVATION	RESIDENTIAL
2011	11-678	\$2,200	RENOVATION	RESIDENTIAL
2011	11-686	\$3,400	MECHANICAL	RESIDENTIAL
2011	11-697	\$3,600	ROOF	RESIDENTIAL
2011	11-746	\$740	RENOVATION	RESIDENTIAL
2011	11-921	\$7,800	ROOF	RESIDENTIAL
2011	11-344	\$1,500	ROOF	RESIDENTIAL
2011	11-267	\$6,050	DEMOLITION	RESIDENTIAL
2011	11-405	\$3,525	ROOF	RESIDENTIAL
2011	11-407	\$20,000	RENOVATION	RESIDENTIAL
2011	11-451	\$1,975	RENOVATION	RESIDENTIAL
2011	11-454	\$3,000	MECHANICAL	RESIDENTIAL
2011	11-315	\$2,500	DEMOLITION	RESIDENTIAL
2011	11-316	\$2,500	DEMOLITION	RESIDENTIAL
2011	11-708	\$1,300	RENOVATION	RESIDENTIAL
2011	11-773	\$3,700	ROOF	RESIDENTIAL
2011	11-370	\$3,000	DEMOLITION	RESIDENTIAL
2011	11-648	\$250	ELECTRICAL	RESIDENTIAL
2011	11-190	\$3,690	ROOF	RESIDENTIAL
2011	11-205	\$500	ELECTRICAL	RESIDENTIAL
2011	11-105	\$650	RENOVATION	RESIDENTIAL
2011	11-356	\$4,100	ROOF	RESIDENTIAL
2011	11-557	\$4,285	RENOVATION	RESIDENTIAL
2011	11-716	\$750	ELECTRICAL	RESIDENTIAL
2011	11-715	\$750	ELECTRICAL	RESIDENTIAL
2011	11-93	\$5,000	DEMOLITION	RESIDENTIAL
2011	11-233	\$1,695	ELECTRICAL	RESIDENTIAL
2011	11-50	\$750	PLUMBING	RESIDENTIAL
2011	11-61	\$3,700	MECHANICAL	RESIDENTIAL

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2011	11-90	\$2,450	ROOF	RESIDENTIAL
2011	11-516	\$2,230	RENOVATION	RESIDENTIAL
2011	11-632	\$1,572	RENOVATION	RESIDENTIAL
2011	11-638	\$3,230	MECHANICAL	RESIDENTIAL
2011	11-667	\$3,400	MECHANICAL	RESIDENTIAL
2011	11-675	\$310	RENOVATION	RESIDENTIAL
2011	11-709	\$3,900	ROOF	RESIDENTIAL
2011	11-3	\$2,700	MECHANICAL	RESIDENTIAL
2011	11-183	\$495	RENOVATION	RESIDENTIAL
2011	11-217	\$720	DEMOLITION	RESIDENTIAL
2011	11-255	\$300	RENOVATION	RESIDENTIAL
2011	11-308	\$4,849	MECHANICAL	RESIDENTIAL
2011	11-337	\$1,400	ROOF	RESIDENTIAL
2011	11-382	\$2,000	MECHANICAL	RESIDENTIAL
2011	11-27	\$3,450	ROOF	RESIDENTIAL
2011	11-445	\$3,850	RENOVATION	RESIDENTIAL
2011	11-901	\$3,700	MECHANICAL	RESIDENTIAL
2011	11-631	\$1,832	FENCE	RESIDENTIAL
2011	11-781	\$59,500	RENOVATION	RESIDENTIAL
2011	11-294		RENOVATION	RESIDENTIAL
2011	11-312	\$3,200	MECHANICAL	RESIDENTIAL
SUBTOTAL	71	\$970,146		
GRAND TOTAL	384	\$6,209,654		

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Job ID	Job Year	Job Estimated Value	Job Type	Location Subdivision Code	Location Subdivision Sub Code	Job Location Use Zone Description
12-10-0709	2012	4,500	Aluminum Structure w/o Slab - ALUMWO	151924	0002	MODERATE DENSITY RES.
12-10-0547	2012	26,170	Commercial Alteration Building Only Review - CALT2	151924	0003	PUBLIC
12-10-0603	2012	8,000	Commercial Alteration Building Only Review - CALT2	151924	0002	HIGHWAY COMMERCIAL
12-10-0780	2012	10,000	Commercial Alteration Building Only Review - CALT2	151924	0002	HIGHWAY COMMERCIAL
12-10-0432	2012	57,000	Commercial Alteration Building Only Review - CALT2	221924	0002	COMM/INDUSTRIAL PLANNED
12-10-0767	2012	8,000	Commercial Alteration Building Only Review - CALT2	221924	0004	HIGHWAY COMMERCIAL
12-07-0020	2012	32,340	Commercial Manufactured/Modular - CMOD	211924	0002	LOW DENSITY RESIDENTIAL
12-10-0333	2012	6,193	Commercial/Multifamily Alterations - CALT	221924	0003	MODERATE DENSITY RES.
12-10-0433	2012	57,000	Commercial/Multifamily Alterations - CALT	221924	0002	COMM/INDUSTRIAL PLANNED
12-10-0782	2012	13,000	Commercial/Multifamily Building New - CNEW	221924	0002	COMM/INDUSTRIAL PLANNED
12-10-0522	2012	1,646	Residential Alteration Building Only Review - RALT2	221924	0002	LOW DENSITY RESIDENTIAL
12-10-0504	2012	2,400	Residential Manufactured/Modular - RMOD	151924	0002	MODERATE DENSITY RES.
12-10-0784	2012	12,000	Residential Manufactured/Modular - RMOD	151924	0004	MODERATE DENSITY RES.
12-10-0785	2012	15,000	Residential Manufactured/Modular - RMOD	151924	0004	MODERATE DENSITY RES.
12-10-0358	2012	26,390	Residential Single Family New - RNWSFR	221924	0002	LOW DENSITY RESIDENTIAL
12-07-0055	2012	1,351	Aluminum Structure w/o Slab - ALUMWO	161924	0004	MODERATE DENSITY RES.
12-07-0169	2012	120,000	Commercial Electric - CELEC	151924	0002	HIGHWAY COMMERCIAL
12-07-0128	2012	14,500	Commercial Alteration Building Only Review - CALT2	221924	0004	HIGHWAY COMMERCIAL
12-07-0167	2012	4,390	Commercial Alteration Building Only Review - CALT2	151924	0003	PUBLIC
12-07-0111	2012	92,201	Commercial Alteration Building Only Review - CALT2	151924	0004	HIGHWAY COMMERCIAL
12-07-0022	2012	0	Commercial Demolition - CDEMO	151924	0004	HIGHWAY COMMERCIAL
12-10-0362	2012	2,500	Residential Demolition - RDEMO	151924	0004	MODERATE DENSITY RES.
12-07-0037	2012	4,500	Commercial Demolition - CDEMO	221924	0004	HIGHWAY COMMERCIAL
12-07-0181	2012	6,874	Residential Demolition - RDEMO	221924	0004	COMM/INDUSTRIAL PLANNED
12-07-0169	2012	120,000	Commercial Electric - CELEC	151924	0002	HIGHWAY COMMERCIAL
12-07-0167	2012	4,390	Commercial Alteration Building Only Review - CALT2	151924	0003	PUBLIC
12-07-0111	2012	92,201	Commercial Alteration Building Only Review - CALT2	151924	0004	HIGHWAY COMMERCIAL
12-10-0791	2012	0	Commercial Electric - CELEC	221924	0003	NEIGHBORHOOD COMMERCIAL

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12-10-0455	2012	500	Commercial Electric - CELEC	151924	0002	HIGHWAY COMMERCIAL
12-10-0251	2012	500	Residential Electric - RELEC	221924	1000	LOW DENSITY RESIDENTIAL
12-10-0282	2012	530	Residential Electric - RELEC	151924	0004	MODERATE DENSITY RES.
12-10-0388	2012	5,500	Residential Manufactured/Modular - RMOD	151924	0004	MODERATE DENSITY RES.
12-10-0651	2012	1,200	Residential Electric - RELEC	221924	0002	COMM/INDUSTRIAL PLANNED
12-07-0023	2012	1,760	Residential Electric - RELEC	151924	0002	INDUSTRIAL
12-07-0111	2012	92,201	Commercial Alteration Building Only Review - CALT2	151924	0004	HIGHWAY COMMERCIAL
12-07-0111	2012	92,201	Commercial Alteration Building Only Review - CALT2	151924	0004	HIGHWAY COMMERCIAL
12-10-0404	2012	3,291	Commercial Mechanical - CMECH	151924	0002	PUBLIC
12-10-0366	2012	8,387	Commercial Mechanical - CMECH	151924	0004	COMMUNITY COMMERCIAL
12-10-0246	2012	4,153	Residential Mechanical - RMECH	151924	0002	MODERATE DENSITY RES.
12-10-0377	2012	3,820	Residential Mechanical - RMECH	221924	0002	LOW DENSITY RESIDENTIAL
12-10-0388	2012	5,500	Residential Manufactured/Modular - RMOD	151924	0004	MODERATE DENSITY RES.
12-10-0388	2012	5,500	Residential Manufactured/Modular - RMOD	151924	0004	MODERATE DENSITY RES.
12-10-0778	2012	1,132	Commercial Plumbing - CPLUM	151924	0003	HIGHWAY COMMERCIAL
12-07-0111	2012	92,201	Commercial Alteration Building Only Review - CALT2	151924	0004	HIGHWAY COMMERCIAL
12-10-0388	2012	5,500	Residential Manufactured/Modular - RMOD	151924	0004	MODERATE DENSITY RES.
12-10-0827	2012	825	Residential Alteration Building Only Review - RALT2	221924	0002	LOW DENSITY RESIDENTIAL
12-10-0594	2012	100	Residential Alteration Building Only Review - RALT2	211924	0004	LOW DENSITY RESIDENTIAL
12-07-0009	2012	1,775	Residential Alteration Building Only Review - RALT2	161924	0004	MODERATE DENSITY RES.
12-07-0092	2012	10,520	Residential Alteration Building Only Review - RALT2	221924	0002	LOW DENSITY RESIDENTIAL
12-10-0311	2012	6,075	Residential Roof - RROOF	221924	1000	LOW DENSITY RESIDENTIAL
12-10-0563	2012	5,000	Residential Roof - RROOF	221924	0250	MODERATE DENSITY RES.
12-10-0641	2012	7,900	Residential Roof - RROOF	221924	0002	LOW DENSITY RESIDENTIAL
12-10-0328	2012	1,200	Sign - Wall Only - SIGNW	151924	0004	HIGHWAY COMMERCIAL
12-10-0611	2012	200	Tent - TENT	151924	0004	HIGHWAY COMMERCIAL
Total 2012		1,100,017				
13-10-1005	2013	13,500	Commercial Alteration Building Only Review - CALT2	151924	0004	HIGHWAY COMMERCIAL
13-10-348	2013	10,000	Commercial Alteration Building Only Review - CALT2	151924	0004	HIGHWAY COMMERCIAL
13-10-613	2013	7,258	Commercial Alteration Building Only Review - CALT2	151924	0003	INDUSTRIAL
13-10-192	2013	25,000	Commercial Alteration Building Only Review - CALT2	221924	0004	HIGHWAY COMMERCIAL

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13-10-309	2013	91,500	Commercial Alteration Building Only Review - CALT2	221924	0004	HIGHWAY COMMERCIAL
13-10-34	2013	9,000	Commercial Alteration Building Only Review - CALT2	221924	0004	
13-10-378	2013	21,000	Commercial Alteration Building Only Review - CALT2	221924	0004	HIGHWAY COMMERCIAL
13-10-58	2013	8,000	Commercial Bldg Other(barns,sheds,siding,deck) - CBDOTHER	151924	0004	HIGHWAY COMMERCIAL
13-10-55	2013	12,000	Commercial Bldg Other(barns,sheds,siding,deck) - CBDOTHER	221924	0004	
13-10-662	2013	60,000	Commercial Demolition - CDEMO	151924	0004	HIGHWAY COMMERCIAL
13-10-717	2013	239,810	Commercial Demolition - CDEMO	151924	0002	HIGHWAY COMMERCIAL
13-10-193	2013	2,300	Commercial Demolition - CDEMO	221924	0004	DUAL ZONING
13-10-23	2013	10,000	Commercial Demolition - CDEMO	221924	0003	INDUSTRIAL
13-10-880	2013	97,281	Commercial Demolition - CDEMO	221924	0002	LOW DENSITY RESIDENTIAL
13-10-881	2013	97,281	Commercial Demolition - CDEMO	221924	0002	LOW DENSITY RESIDENTIAL
13-10-882	2013	97,281	Commercial Demolition - CDEMO	221924	0002	LOW DENSITY RESIDENTIAL
13-10-883	2013	97,281	Commercial Demolition - CDEMO	221924	0002	LOW DENSITY RESIDENTIAL
13-10-585	2013	431,570	Commercial Warehouse - CWAR	151924	1000	COMM/INDUSTRIAL PLANNED
13-10-575	2013	93,966	Commercial/Multifamily Addition - CADD	151924	0003	PUBLIC
13-10-639	2013	120,000	Commercial/Multifamily Alterations - CALT	151924	0002	HIGHWAY COMMERCIAL
13-10-775	2013	128,000	Commercial/Multifamily Alterations - CALT	151924	0004	HIGHWAY COMMERCIAL
13-10-98	2013	250,000	Commercial/Multifamily Alterations - CALT	151924	0002	HIGHWAY COMMERCIAL
13-10-172	2013	633,500	Commercial/Multifamily Alterations - CALT	221924	0004	HIGHWAY COMMERCIAL
13-10-914	2013	97,281	Commercial/Multifamily Alterations - CALT	221924	0002	LOW DENSITY RESIDENTIAL
13-10-915	2013	97,281	Commercial/Multifamily Alterations - CALT	221924	0002	LOW DENSITY RESIDENTIAL
13-10-916	2013	97,281	Commercial/Multifamily Alterations - CALT	221924	0002	LOW DENSITY RESIDENTIAL
13-10-917	2013	97,281	Commercial/Multifamily Alterations - CALT	221924	0002	LOW DENSITY RESIDENTIAL
13-10-158	2013	25,000	Commercial/Multifamily Building New - CNEW	151924	0002	HIGHWAY COMMERCIAL
13-10-590	2013	175,000	Commercial/Multifamily Building New - CNEW	151924	0004	HIGHWAY COMMERCIAL
13-10-219	2013	84,480	Commercial/Multifamily Building New - CNEW	221924	0003	INDUSTRIAL
13-10-568	2013	4,886.58	Residential Alterations - RALT	151924	0004	MODERATE DENSITY RES.
13-10-1000	2013	3,900	Residential Manufactured/Modular - RMOD	151924	0004	MODERATE DENSITY RES.
13-10-919	2013	8,000	Residential Manufactured/Modular - RMOD	151924	0004	MODERATE DENSITY RES.
13-10-922	2013	2,400	Residential Manufactured/Modular - RMOD	161924	0004	MODERATE DENSITY RES.

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13-10-879	2013	2,000	Residential Other (Sheds, Barns, Siding) - ROTHER	151924	0004	MODERATE DENSITY RES.
13-10-223	2013	236,260	Commercial Roof - CROOF	221924	0004	HIGHWAY COMMERCIAL
13-10-463	2013	10,300	Commercial Roof - CROOF	221924	1000	LOW DENSITY RESIDENTIAL
13-10-509	2013	4,695	Commercial Roof - CROOF	221924	0002	LOW DENSITY RESIDENTIAL
13-10-683	2013	120,000	Commercial Roof - CROOF	151924	0004	HIGHWAY COMMERCIAL
13-10-788	2013	5,400	Residential Roof - RROOF	221924	0002	LOW DENSITY RESIDENTIAL
13-10-789	2013	5,400	Commercial Roof - CROOF	221924	0002	LOW DENSITY RESIDENTIAL
13-10-964	2013	271,123	Commercial Roof - CROOF	221924	0002	COMMUNITY COMMERCIAL
13-10-129	2013	800	Commercial Electric - CELEC	221924	0002	COMMUNITY COMMERCIAL
13-10-194	2013	350	Commercial Electric - CELEC	221924	0004	DUAL ZONING
13-10-313	2013	2,000	Commercial Electric - CELEC	151924	0002	HIGHWAY COMMERCIAL
13-10-725	2013	500	Commercial Electric - CELEC	221924	0004	HIGHWAY COMMERCIAL
13-10-725	2013	500	Commercial Electric - CELEC	221924	0004	HIGHWAY COMMERCIAL
13-10-768	2013	1,827	Commercial Electric - CELEC	151924	0003	PUBLIC
13-10-499	2013	67,000	Fire Alarm Commercial - FIREA	151924	0002	HIGHWAY COMMERCIAL
13-10-480	2013	149	Residential Electric - RELEC	151924	0004	MODERATE DENSITY RES.
13-10-786	2013	20,000	Residential Alteration Building Only Review - RALT2	221924	0250	MODERATE DENSITY RES.
13-10-787	2013	20,000	Residential Alteration Building Only Review - RALT2	221924	0250	MODERATE DENSITY RES.
13-10-461	2013	9,930	Fire Sprinkler Commercial - FIRESRC	221924	0004	HIGHWAY COMMERCIAL
13-10-205	2013	18,000	Commercial Fence - CFENCE	151924	0004	HIGHWAY COMMERCIAL
13-10-819	2013	2,400	Commercial Fence - CFENCE	151924	0004	HIGHWAY COMMERCIAL
13-10-7	2013	10,000	Commercial Mechanical - CMECH	221924	0003	NEIGHBORHOOD COMMERCIAL
13-10-131	2013	4,795	Commercial Mechanical - CMECH	151924	0004	HIGHWAY COMMERCIAL
13-10-487	2013	4,300	Commercial Mechanical - CMECH	151924	0004	HIGHWAY COMMERCIAL
13-10-712	2013	6,634	Commercial Mechanical - CMECH	151924	0004	HIGHWAY COMMERCIAL
13-10-963	2013	5,700	Commercial Mechanical - CMECH	221924	0004	HIGHWAY COMMERCIAL
13-10-47	2013	3,000	Residential Mechanical - RMECH	151924	0004	MODERATE DENSITY RES.
13-10-210	2013	3,800	Residential Mechanical - RMECH	151924	0004	MODERATE DENSITY RES.
13-10-902	2013	5,950	Residential Mechanical - RMECH	151924	0004	MODERATE DENSITY RES.
13-10-986	2013	4,826	Residential Mechanical - RMECH	151924	0002	MODERATE DENSITY RES.
13-10-992	2013	1,652	Residential Mechanical - RMECH	151924	0004	MODERATE DENSITY RES.
13-10-787	2013	20,000	Residential Alteration Building Only Review - RALT2	221924	0250	MODERATE DENSITY RES.
13-10-551	2013	2,872	Residential Mechanical - RMECH	151924	0004	MODERATE DENSITY RES.
13-10-461	2013	9,930	Fire Sprinkler Commercial - FIRESRC	221924	0004	HIGHWAY COMMERCIAL

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13-10-754	2013	15,000	Fire Sprinkler Relocate - FIRESR	151924	0004	HIGHWAY COMMERCIAL
13-10-786	2013	20,000	Residential Alteration Building Only Review - RALT2	221924	0250	MODERATE DENSITY RES.
13-10-787	2013	20,000	Residential Alteration Building Only Review - RALT2	221924	0250	MODERATE DENSITY RES.
13-10-461	2013	9,930	Fire Sprinkler Commercial - FIRESRC	221924	0004	HIGHWAY COMMERCIAL
13-10-786	2013	20,000	Residential Alteration Building Only Review - RALT2	221924	0250	MODERATE DENSITY RES.
13-10-787	2013	20,000	Residential Alteration Building Only Review - RALT2	221924	0250	MODERATE DENSITY RES.
13-10-50	2013	5,352	Residential Roof - RROOF	151924	0002	MODERATE DENSITY RES.
13-10-103	2013	11,262	Residential Roof - RROOF	211924	0004	LOW DENSITY RESIDENTIAL
13-10-260	2013	4,925	Residential Roof - RROOF	151924	0004	MODERATE DENSITY RES.
13-10-300	2013	1,000	Residential Roof - RROOF	151924	0004	MODERATE DENSITY RES.
13-10-495	2013	5,209	Residential Roof - RROOF	151924	0004	MODERATE DENSITY RES.
13-10-846	2013	5,650	Residential Roof - RROOF	221924	1000	LOW DENSITY RESIDENTIAL
13-10-924	2013	12,500	Residential Roof - RROOF	221924	0002	LOW DENSITY RESIDENTIAL
13-10-389	2013	6,800	Sign - Monument with Electric - SIGNFE	221924	0750	HIGHWAY COMMERCIAL
13-10-564	2013	6,500	Sign - Monument with Electric - SIGNFE	151924	0002	HIGHWAY COMMERCIAL
13-10-906	2013	13,900	Sign - Monument with Electric - SIGNFE	151924	0004	HIGHWAY COMMERCIAL
13-10-229	2013	2,100	Sign - Wall with Electric - SIGNWE	151924	0002	HIGHWAY COMMERCIAL
13-10-369	2013	1,200	Sign - Wall with Electric - SIGNWE	151924	0002	HIGHWAY COMMERCIAL
13-10-528	2013	2,250	Sign - Wall with Electric - SIGNWE	221924	0004	HIGHWAY COMMERCIAL
13-10-758	2013	3,800	Sign - Wall with Electric - SIGNWE	151924	0002	HIGHWAY COMMERCIAL
Total 2013		4,317,790				
14-10-372	2014	3,023	Aluminum Structure w/ Slab - ALUM	151924	0004	MODERATE DENSITY RES.
14-10-484	2014	1,799	Aluminum Structure w/o Slab - ALUMWO	151924	0004	MODERATE DENSITY RES.
14-10-749	2014	1,873	Aluminum Structure w/o Slab - ALUMWO	151924	0004	MODERATE DENSITY RES.
14-10-294	2014	2,450	Aluminum Structure w/o Slab - ALUMWO	161924	0004	MODERATE DENSITY RES.
14-10-566	2014	20,000	Commercial Alteration Building Only Review - CALT2	151924	0002	HIGHWAY COMMERCIAL
14-10-873	2014	12,000	Commercial Alteration Building Only Review - CALT2	151924	0004	HIGHWAY COMMERCIAL
14-10-903	2014	31,790	Commercial Alteration Building Only Review - CALT2	151924	0002	HIGHWAY COMMERCIAL
14-10-618	2014	7,500	Commercial Alteration Building Only Review - CALT2	211924	0003	INDUSTRIAL
14-10-1007	2014	16,000	Commercial Alteration Building Only Review - CALT2	221924	0004	HIGHWAY COMMERCIAL
14-10-331	2014	21,000	Commercial Alteration Building Only Review - CALT2	221924	0002	COMM/INDUSTRIAL PLANNED
14-10-937	2014	3,500	Commercial Alteration Building Only Review - CALT2	221924	0004	HIGHWAY COMMERCIAL
14-10-106	2014	2,400	Commercial Demolition - CDEMO	151924	0003	INDUSTRIAL

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14-10-737	2014	2,000	Commercial Demolition - CDEMO	151924	0004	HIGHWAY COMMERCIAL
14-10-74	2014	25,000	Commercial Demolition - CDEMO	151924	0004	HIGHWAY COMMERCIAL
14-10-403	2014	12,000	Commercial Demolition - CDEMO	221924	0004	HIGHWAY COMMERCIAL
14-10-458	2014	308,000	Commercial Warehouse - CWAR	221924	0003	INDUSTRIAL
14-10-197	2014	750,000	Commercial/Multifamily Alterations - CALT	151924	0004	HIGHWAY COMMERCIAL
14-10-28	2014	30,000	Commercial/Multifamily Alterations - CALT	151924	0002	INDUSTRIAL
14-10-459	2014	25,000	Commercial/Multifamily Alterations - CALT	151924	0002	HIGHWAY COMMERCIAL
14-10-502	2014	90,000	Commercial/Multifamily Alterations - CALT	151924	0002	HIGHWAY COMMERCIAL
14-10-940	2014	600,460	Commercial/Multifamily Alterations - CALT	221924	0004	HIGHWAY COMMERCIAL
14-10-956	2014	3,436,368	Commercial/Multifamily Building New - CNEW	151924	0004	HIGHWAY COMMERCIAL
14-10-37	2014	400,000	Commercial/Multifamily Building New - CNEW	221924	0004	HIGHWAY COMMERCIAL
14-10-1020	2014	6,000	Residential Manufactured/Modular - RMOD	151924	0004	MODERATE DENSITY RES.
14-10-152	2014	2,400	Residential Manufactured/Modular - RMOD	151924	0002	MODERATE DENSITY RES.
14-10-235	2014	6,000	Residential Manufactured/Modular - RMOD	151924	0004	MODERATE DENSITY RES.
14-10-83	2014	6,000	Residential Manufactured/Modular - RMOD	151924	0004	MODERATE DENSITY RES.
14-10-976	2014	2,400	Residential Manufactured/Modular - RMOD	151924	0004	MODERATE DENSITY RES.
14-10-164	2014	1,792	Residential Other (Sheds, Barns, Siding) - ROTHER	151924	0004	MODERATE DENSITY RES.
14-10-692	2014	5,500	Residential Other (Sheds, Barns, Siding) - ROTHER	211924	0004	LOW DENSITY RESIDENTIAL
14-10-382	2014	200,000	Commercial Gas - CGAS	221924	0002	COMM/INDUSTRIAL PLANNED
14-10-84	2014	9,200	Commercial Foundation/Remediation - CRMD	151924	0004	HIGHWAY COMMERCIAL
14-10-529	2014	62,000	Commercial Roof - CROOF	211924	0003	INDUSTRIAL
14-10-895	2014	210,227	Commercial Roof - CROOF	221924	0004	HIGHWAY COMMERCIAL
14-10-16	2014	3,140	Commercial Electric - CELEC	151924	0002	HIGHWAY COMMERCIAL
14-10-41	2014	600	Commercial Electric - CELEC	151924	0004	HIGHWAY COMMERCIAL
14-10-117	2014	2,400	Commercial Electric - CELEC	151924	0003	INDUSTRIAL
14-10-126	2014	2,495	Commercial Electric - CELEC	151924	0003	INDUSTRIAL
14-10-349	2014	200	Commercial Electric - CELEC	151924	0003	INDUSTRIAL
14-10-671	2014	30,000	Commercial Mechanical - CMECH	211924	0003	INDUSTRIAL
14-10-382	2014	200,000	Commercial Gas - CGAS	221924	0002	COMM/INDUSTRIAL PLANNED
14-10-874	2014	900	Commercial Electric - CELEC	221924	1000	PUBLIC
14-10-430	2014	1,000	Residential Electric - RELEC	221924	0002	LOW DENSITY RESIDENTIAL
14-10-431	2014	1,000	Residential Electric - RELEC	221924	0002	LOW DENSITY RESIDENTIAL
14-10-208	2014	600	Residential Mechanical - RMECH	151924	0004	MODERATE DENSITY RES.
14-10-481	2014	2,000	Residential Mechanical - RMECH	151924	0004	MODERATE DENSITY RES.

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14-10-581	2014	1,800	Residential Electric - RELEC	151924	0004	MODERATE DENSITY RES.
14-10-631	2014	1,800	Residential Electric - RELEC	151924	0004	MODERATE DENSITY RES.
14-10-780	2014	2,450	Residential Electric - RELEC	221924	1000	LOW DENSITY RESIDENTIAL
14-10-21	2014	2,474	Commercial Fence - CFENCE	151924	0004	MODERATE DENSITY RES.
14-10-574	2014	4,000	Commercial Fence - CFENCE	211924	0003	INDUSTRIAL
14-10-845	2014	1,350	Residential Fence - RFENCE	151924	0004	MODERATE DENSITY RES.
14-10-300	2014	3,410	Commercial Gas - CGAS	151924	0003	INDUSTRIAL
14-10-382	2014	200,000	Commercial Gas - CGAS	221924	0002	COMM/INDUSTRIAL PLANNED
14-10-891	2014	1,600	Residential Gas - RGAS	151924	0002	MODERATE DENSITY RES.
14-10-145	2014	5,400	Commercial Mechanical - CMECH	151924	0002	INDUSTRIAL
14-10-278	2014	17,378	Commercial Mechanical - CMECH	151924	0002	HIGHWAY COMMERCIAL
14-10-292	2014	4,950	Commercial Mechanical - CMECH	151924	0004	HIGHWAY COMMERCIAL
14-10-671	2014	30,000	Commercial Mechanical - CMECH	211924	0003	INDUSTRIAL
14-10-693	2014	6,260	Commercial Mechanical - CMECH	221924	0004	HIGHWAY COMMERCIAL
14-10-20	2014	2,672	Residential Mechanical - RMECH	151924	0004	MODERATE DENSITY RES.
14-10-85	2014	2,975	Residential Mechanical - RMECH	151924	0004	MODERATE DENSITY RES.
14-10-181	2014	3,900	Residential Mechanical - RMECH	211924	0004	SINGLE-FAMILY RESIDENTIAL
14-10-207	2014	600	Residential Mechanical - RMECH	151924	0004	MODERATE DENSITY RES.
14-10-208	2014	600	Residential Mechanical - RMECH	151924	0004	MODERATE DENSITY RES.
14-10-353	2014	4,010	Residential Mechanical - RMECH	151924	0004	MODERATE DENSITY RES.
14-10-481	2014	2,000	Residential Mechanical - RMECH	151924	0004	MODERATE DENSITY RES.
14-10-587	2014	4,809	Residential Mechanical - RMECH	161924	0004	MODERATE DENSITY RES.
14-10-617	2014	4,726	Residential Mechanical - RMECH	161924	0004	MODERATE DENSITY RES.
14-10-746	2014	6,830	Residential Mechanical - RMECH	211924	0004	LOW DENSITY RESIDENTIAL
14-10-831	2014	3,200	Residential Mechanical - RMECH	151924	0004	MODERATE DENSITY RES.
14-10-844	2014	4,000	Residential Mechanical - RMECH	221924	0002	LOW DENSITY RESIDENTIAL
14-10-909	2014	1,500	Residential Mechanical - RMECH	151924	0004	MODERATE DENSITY RES.
14-10-979	2014	2,200	Residential Mechanical - RMECH	161924	0004	MODERATE DENSITY RES.
14-10-718	2014	1,250	Fire Suppression - FIRESP	221924	0004	HIGHWAY COMMERCIAL
14-10-671	2014	30,000	Commercial Mechanical - CMECH	211924	0003	INDUSTRIAL
14-10-866	2014	1,500	Fire Sprinkler Commercial - FIRESRC	211924	0003	INDUSTRIAL
14-10-853	2014	1,100	Residential Plumbing - RPLUM	221924	0002	LOW DENSITY RESIDENTIAL
14-10-9	2014	770	Residential Alteration Building Only Review - RALT2	151924	0004	MODERATE DENSITY RES.

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14-10-846	2014	2,200	Residential Alteration Building Only Review - RALT2	221924	0002	LOW DENSITY RESIDENTIAL
14-10-386	2014	1,200	Residential Roof - RROOF	151924	0004	MODERATE DENSITY RES.
14-10-412	2014	1,600	Residential Roof - RROOF	211924	0004	SINGLE-FAMILY RESIDENTIAL
14-10-572	2014	4,485	Residential Roof - RROOF	221924	0250	MODERATE DENSITY RES.
14-10-601	2014	4,900	Residential Roof - RROOF	221924	1000	LOW DENSITY RESIDENTIAL
14-10-850	2014	4,690	Residential Roof - RROOF	221924	0002	LOW DENSITY RESIDENTIAL
14-10-880	2014	1,500	Residential Roof - RROOF	151924	0004	MODERATE DENSITY RES.
14-10-537	2014	11,680	Sign - Monument with Electric - SIGNFE	221924	0004	HIGHWAY COMMERCIAL
14-10-257	2014	2,450	Sign - Wall with Electric - SIGNWE	151924	0004	HIGHWAY COMMERCIAL
14-10-334	2014	1,273	Sign - Wall with Electric - SIGNWE	151924	0002	HIGHWAY COMMERCIAL
14-10-440	2014	1,800	Sign - Wall with Electric - SIGNWE	151924	0002	HIGHWAY COMMERCIAL
14-10-537	2014	11,680	Sign - Monument with Electric - SIGNFE	221924	0004	HIGHWAY COMMERCIAL
14-10-705	2014	2,100	Sign - Wall with Electric - SIGNWE	151924	0002	HIGHWAY COMMERCIAL
14-10-945	2014	2,000	Sign - Wall with Electric - SIGNWE	151924	0002	HIGHWAY COMMERCIAL
14-10-868	2014	1,650	Sign - Wall Only - SIGNW	221924	0004	HIGHWAY COMMERCIAL
14-10-7	2014	1,300	Tent - TENT	151924	0002	HIGHWAY COMMERCIAL
14-10-134	2014	1,331	Tent - TENT	151924	0002	HIGHWAY COMMERCIAL
14-10-422	2014	1,300	Tent - TENT	151924	0002	HIGHWAY COMMERCIAL

Total 2014

6,978,670

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APPENDIX C

LEGAL DESCRIPTION FOR CARVER HEIGHTS CRA AREA:

BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THE ABANDONED ACL RAILROAD WITH THE NORTH RIGHT-OF-WAY LINE OF CENTER STREET IN THE S.E. 1/4 OF THE S.E 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA AND RUN WESTERLY AND NORTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CENTER STREET AND NORTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF MONTCLAIR ROAD TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THOMAS AVENUE; THENCE WESTERLY TO THE SOUTHEAST CORNER OF ALTERNATE KEY NO. 3313071; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID ALTERNATE KEY TO THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 3313071; THENCE NORtheasterly ALONG SAID ALTERNATE KEY TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF MONTCLAIR ROAD; THENCE CONTINUE NORtheasterly TO A POINT ON THE NORtheasterly RIGHT-OF-WAY LINE OF MONTCLAIR ROAD; THENCE NORTHWESTERLY ALONG THE NORtheasterly RIGHT-OF-WAY LINE OF MONTCLAIR ROAD TO THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 1504694; THENCE NORtherly ALONG THE WEST LINE OF SAID ALTERNATE KEY TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1504694; THENCE EASTERLY ALONG SAID NORtherly LINE OF ALTERNATE KEY TO A POINT ON THE WEST LINE OF ALTERNATE KEY NO. 1290368; THENCE NORtherly ALONG THE WEST LINE OF SAID ALTERNATE KEY TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1290368; THENCE EASTERLY ALONG SAID NORTH LINE OF ALTERNATE KEY TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THOMAS AVENUE; THENCE NORtherly ALONG THE WEST RIGHT-OF-WAY LINE OF THOMAS AVENUE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE ABANDONED SAL RAILROAD; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THE ABANDONED SAL RAILROAD TO THE SOUTHEASTERLY CORNER OF ALTERNATE KEY NO. 1585279; THENCE NORtherly ALONG THE EAST LINE OF SAID ALTERNATE KEY TO THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1585279; THENCE WESTERLY ALONG SAID ALTERNATE KEY TO THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1290244; THENCE SOUTHERLY ALONG SAID EAST LINE OF ALTERNATE KEY TO THE SOUTHEAST CORNER OF ALTERNATE KEY NO. 1290244; THENCE WEST ALONG SAID SOUTH LINE OF ALTERNATE KEY TO THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 1290244; THENCE NORTH ALONG SAID WEST LINE OF ALTERNATE KEY TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1290244; SAID POINT ALSO BEING ON THE SOUTH LINE OF ALTERNATE KEY NO. 1741050; THENCE WESTERLY ALONG THE SOUTH LINE OF ALTERNATE KEY NO. 1741050 TO THE SOUTHWEST CORNER OF SAID ALTERNATE KEY; THENCE NORTH ALONG SAID WEST LINE OF

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ALTERNATE KEY TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1741050; THENCE WESTERLY ALONG THE SOUTH LINE OF ALTERNATE KEY NO. 1172951 TO THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 1172951; THENCE NORTH ALONG THE WEST LINE OF ALTERNATE KEY NO. 1172951 TO THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1174236; THENCE WESTERLY ALONG SAID NORTH LINE OF SAID ALTERNATE KEY NO. TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1174236; SAID POINT ALSO BEING AT THE NORTHEAST CORNER OF ALTERNATE KEY NO. 2720484; THENCE SOUTH ALONG THE EAST LINE OF ALTERNATE KEY NO. 2720484 TO THE SOUTHEAST CORNER OF SAID ALTERNATE KEY; THENCE WEST, NORTH, WEST AND SOUTH ALONG THE SOUTHERLY LINE OF ALTERNATE KEY NO. 2720484 TO THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1173558; THENCE CONTINUE SOUTH ALONG THE EAST LINE OF SAID ALTERNATE KEY TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MONTCLAIR ROAD; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF MONTCLAIR ROAD TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF COUNTY ROAD 468; THENCE NORtherly ALONG THE EASTERN RIGHT-OF-WAY LINE OF COUNTY ROAD 468 TO INTERSECT THE EASTERN EXTENSION OF THE SOUTHERLY LINE OF ALTERNATE KEY NO. 1173906; THENCE SOUTHWESTERLY ALONG THE EASTERN EXTENSION OF THE SOUTHERLY LINE OF ALTERNATE KEY NO. 1173906 AND ALONG THE SOUTHERLY LINE OF SAID ALTERNATE KEY TO THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 1173906; THENCE NORTH ALONG SAID WEST LINE OF SAID ALTERNATE KEY TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1173906; THENCE EASTERLY ALONG SAID NORTH LINE OF ALTERNATE KEY NO. 1173906 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 468; THENCE CONTINUE EASTERLY ALONG THE EASTERN EXTENSION OF THE NORTH LINE OF SAID ALTERNATE KEY TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 468; THENCE NORtherly ALONG THE EASTERN RIGHT-OF-WAY LINE OF COUNTY ROAD 468 TO A POINT AT THE INTERSECTION OF THE EASTERN EXTENSION OF THE SOUTHERLY LINE OF ALTERNATE KEY NO. 1173922; THENCE WESTERLY ALONG THE EASTERN EXTENSION OF THE SOUTHERLY LINE OF ALTERNATE KEY NO. 1173922 AND ALONG THE SOUTHERLY LINE OF SAID ALTERNATE KEY TO THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 1173922; THENCE NORTH ALONG SAID WEST LINE OF SAID ALTERNATE KEY TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1173922; THENCE EAST ALONG THE NORTH LINE OF SAID ALTERNATE KEY TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 468; THENCE SOUTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 468 TO A POINT AT THE INTERSECTION OF THE WESTERLY EXTENSION OF THE NORTH LINE OF ALTERNATE KEY NO. 2720484; THENCE EASTERLY ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF ALTERNATE KEY NO. 2720484 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 468; THENCE EASTERLY ALONG SAID NORTH LINE OF SAID ALTERNATE KEY TO THE SOUTHWEST CORNER

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OF ALTERNATE KEY NO. 1772834; THENCE NORTHERLY, WESTERLY, NORTHERLY, EASTERLY, NORTHERLY ALONG THE WEST LINE OF SAID ALTERNATE KEY NO. 1772834 TO THE NORTHWEST CORNER OF SAID ALTERNATE KEY; THENCE WESTERLY ALONG THE SOUTH LINE OF ALTERNATE KEY NO. 1174210 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 468; THENCE NORTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 468 TO A POINT AT INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF PRUITT STREET; THENCE WESTERLY ALONG THE EASTERLY EXTENSION OF THE NORTHERLY RIGHT-OF-WAY LINE OF PRUITT STREET AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF PRUITT STREET TO A POINT ON THE EAST LINE OF ALTERNATE KEY NO. 1772761; THENCE SOUTHERLY ALONG SAID EAST LINE OF ALTERNATE KEY TO THE SOUTHEAST CORNER OF ALTERNATE KEY NO. 1772761; THENCE WESTERLY ALONG THE SOUTH LINE OF ALTERNATE KEY NO. 1772761 AND ALONG THE SOUTH LINE OF ALTERNATE KEY NO. 1772753 TO THE SOUTHWEST CORNER OF SAID ALTERNATE KEY; THENCE NORTH ALONG THE WEST LINE OF SAID ALTERNATE KEY NO. 1772753 TO THE NORTHWEST CORNER OF SAID ALTERNATE KEY; SAID POINT ALSO BEING ON THE SOUTH LINE OF ALTERNATE KEY NO. 3695291; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID ALTERNATE KEY TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LEWIS ROAD; THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE OF LEWIS ROAD TO A POINT AT THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 3771686; THENCE EAST ALONG SAID SOUTH LINE OF ALTERNATE KEY TO THE SOUTHEAST CORNER OF ALTERNATE KEY NO. 3771686; THENCE NORTH ALONG SAID EAST LINE OF SAID ALTERNATE KEY TO A POINT AT THE NORTHEAST CORNER OF SAID ALTERNATE KEY NO. 3771686; SAID POINT ALSO BEING ON THE SOUTH LINE OF ALTERNATE KEY NO. 1087589; THENCE WESTERLY ALONG SAID SOUTH LINE OF ALTERNATE KEY NO. 1087589 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LEWIS ROAD; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF LEWIS ROAD TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LEWIS ROAD; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LEWIS ROAD TO A POINT AT THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1171679; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID ALTERNATE KEY TO THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 1171679; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID ALTERNATE KEY AND ALONG THE SOUTH LINE OF ALTERNATE KEY NO. 1289963 TO THE SOUTHEAST CORNER OF SAID ALTERNATE KEY; THENCE SOUTH ALONG THE EAST LINE OF ALTERNATE KEY NO. 1087571 AND ALONG THE EAST LINE OF ALTERNATE KEY NO. 3695267 AND ALONG THE EAST LINE OF ALTERNATE KEY NO. 1772761 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SCHOOLVIEW STREET; THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SCHOOLVIEW STREET TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF ALTERNATE KEY NO. 1504732; THENCE NORTHERLY ALONG THE SOUTHERLY EXTENSION OF THE

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WEST LINE OF SAID ALTERNATE KEY AND ALONG THE WEST LINE OF SAID ALTERNATE KEY NO. 1504732 TO THE NORTHWEST CORNER OF SAID ALTERNATE KEY; THENCE EASTERLY ALONG SAID NORTH LINE OF SAID ALTERNATE KEY TO THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1504732; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID ALTERNATE KEY AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SCHOOLVIEW STREET; THENCE EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SCHOOLVIEW STREET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 468; THENCE SOUTHERLY ALONG THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 468 TO A POINT AT THE INTERSECTION OF THE WESTERLY EXTENSION OF THE NORTH LINE OF ALTERNATE KEY NO. 1173370; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH LINE OF SAID ALTERNATE KEY NO. 1173370 AND ALONG THE NORTH LINE OF ALTERNATE KEY NO. 1242525 TO THE NORTHEAST CORNER OF SAID ALTERNATE KEY; THENCE SOUTH ALONG THE EAST LINE OF SAID ALTERNATE KEY TO A POINT AT THE NORTHWEST CORNER OF ALTERNATE KEY NO. 2765488; THENCE EASTERLY ALONG THE NORTH LINE OF SAID ALTERNATE KEY NO. 2765488 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PIONEER TRAIL; THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF PIONEER TRAIL TO THE SOUTHEAST CORNER OF ALTERNATE KEY NO. 2765488; SAID POINT ALSO BEING AT THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1452368; THENCE WESTERLY ALONG THE NORTH LINE OF SAID ALTERNATE KEY TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1452368; SAID POINT ALSO BEING ON THE EAST LINE OF ALTERNATE KEY NO. 1173370; THENCE SOUTHERLY ALONG THE EAST LINE OF ALTERNATE KEY NO. 1173370 TO A POINT AT THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1173809; THENCE SOUTHERLY, WESTERLY AND SOUTHERLY ALONG THE EAST LINE OF SAID ALTERNATE KEY NO. 1173809 TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1172951; THENCE EASTERLY ALONG SAID ALTERNATE KEY TO THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1172951; THENCE SOUTHERLY AND EASTERLY ALONG THE EASTERLY LINE OF SAID ALTERNATE KEY NO. 1172951 TO THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 1174058; THENCE NORtherly ALONG SAID WEST LINE OF ALTERNATE KEY TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1174058; THENCE EASTERLY ALONG THE NORTH LINE OF SAID ALTERNATE KEY TO THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1174058; SAID POINT ALSO BEING ON THE WESTERLY LINE OF ALTERNATE KEY NO. 2632712; THENCE EASTERLY AND NORtherly ALONG THE WESTERLY LINE OF SAID ALTERNATE KEY NO. 2632712 TO THE NORTHWEST CORNER OF SAID ALTERNATE KEY; THENCE EASTERLY ALONG THE NORTH LINE OF SAID ALTERNATE KEY NO. 2632712 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COMMERCE STREET; THENCE NORtherly ALONG THE WEST RIGHT-OF-WAY LINE OF COMMERCE STREET TO A POINT ON THE SOUTHERLY LINE OF THE RIGHT-OF-WAY OF

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INDUSTRIAL STREET; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF INDUSTRIAL STREET TO A POINT AT THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1290589; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID ALTERNATE KEY TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BERDETTA STREET; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF BERDETTA STREET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SNOWBERGER AVENUE; THENCE NORtherly ALONG THE EAST RIGHT-OF-WAY LINE OF SNOWBERGER AVENUE TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF INDUSTRIAL STREET; THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF INDUSTRIAL STREET TO A POINT AT THE SOUTHEAST CORNER OF ALTERNATE KEY NO. 1700191; THENCE NORtherly ALONG THE EAST LINE OF SAID ALTERNATE KEY TO THE NORTHEAST CORNER OF SAID ALTERNATE KEY NO. 1700191; THENCE WESTERLY ALONG SAID NORTH LINE OF SAID ALTERNATE KEY TO THE SOUTHEAST CORNER OF ALTERNATE KEY NO. 1172934; THENCE NORtherly ALONG THE EAST LINE OF SAID ALTERNATE KEY TO THE NORTHEAST CORNER OF SAID ALTERNATE KEY NO. 1172934; THENCE WESTERLY ALONG THE NORTH LINE OF SAID ALTERNATE KEY TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SNOWBERGER AVENUE; THENCE NORtherly ALONG HE EASTERLY RIGHT-OF-WAY LINE OF SNOWBERGER AVENUE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GRIFFIN ROAD; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF GRIFFIN ROAD TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF ALTERNATE KEY NO. 1809665; THENCE NORtherly ALONG THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF ALTERNATE KEY NO. 1809665 AND ALONG THE WESTERLY LINE OF ALTERNATE KEY NO. 1809665 AND ALTERNATE KEY NO. 2500344 AND ALTERNATE KEY NO. 3692349 TO THE NORTHWEST CORNER OF SAID ALTERNATE KEY NO. 3692349; THENCE EASTERLY ALONG THE NORTH LINE OF ALTERNATE KEY NO. 3692349 AND ALONG THE NORTH LINE OF ALTERNATE KEY NO. 1383331 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THOMAS AVENUE; THENCE NORtherly ALONG THE WESTERLY RIGHT-OF-WAY ROAD OF THOMAS AVENUE TO A POINT AT THE SOUTHEAST CORNER OF ALTERNATE KEY NO. 1289858; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID ALTERNATE KEY NO. TO THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 1289858; THENCE NORtherly ALONG THE WEST LINE OF SAID ALTERNATE KEY TO A POINT AT THE NORTHWEST CORNER OF ALTERNATE KEY NO. 1289858; THENCE EASTERLY ALONG THE NORTH LINE OF ALTERNATE KEY NO. 1289858 AND ALONG THE NORTH LINE OF ALTERNATE KEY NO. 1756022 TO THE SOUTHWEST CORNER OF ALTERNATE KEY NO. 3815512; THENCE NORtherly ALONG THE WESTERLY LINE OF ALTERNATE KEY NO. 3815512 AND ALTERNATE KEY NO. 3826564 AND ALTERNATE KEY NO. 3826561 AND ALTERNATE KEY NO. 3747291 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THOMAS AVENUE; THENCE SOUTHEASTERLY ALONG THE

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WESTERLY RIGHT-OF-WAY LINE OF THOMAS AVENUE TO A POINT AT THE SOUTHEASTERLY CORNER OF ALTERNATE KEY NO. 3747291; THENCE EASTERLY ALONG THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF ALTERNATE KEY NO. 3818469 AND ALONG THE NORTHERLY LINE OF ALTERNATE KEY NO. 3818469 AND THE NORTH LINE OF ALTERNATE KEY NO. 3606949, ALTERNATE KEY NO. 1809649, ALTERNATE KEY NO. 3365216 TO A POINT AT THE NORTHEAST CORNER OF ALTERNATE KEY NO. 3365216; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF ALTERNATE KEY NO. 3365216 TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DR. MARTIN LUTHER KING, JR. BOULEVARD; THENCE NORtheASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF DR. MARTIN LUTHER KING, JR. BOULEVARD TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27/441; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27/441 TO A POINT AT THE MOST NORTHERLY CORNER OF ALTERNATE KEY NO. 1585236; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID ALTERNATE KEY TO THE MOST WESTERLY CORNER OF SAID ALTERNATE KEY NO. 1585236; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID ALTERNATE KEY TO A POINT AT THE MOST NORTHERLY CORNER OF ALTERNATE KEY NO. 2613394; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID ALTERNATE KEY AND SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID ALTERNATE KEY TO A POINT AT THE MOST SOUTHERLY CORNER OF ALTERNATE KEY NO. 2613394; THENCE NORtheASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID ALTERNATE KEY AND NORTHWESTERLY ALONG SAID NORtheASTERLY LINE OF SAID ALTERNATE KEY TO A POINT ON THE NORTH LINE OF ALTERNATE KEY NO. 2613394; SAID POINT ALSO BEING ON THE SOUTHEASTERLY LINE OF ALTERNATE KEY NO. 1585236; THENCE NORtheASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID ALTERNATE KEY NO. 1585236 TO A POINT ON THE SOUTHWESTERLY LINE OF THE RIGHT-OF-WAY OF U.S. HIGHWAY 27/441; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE WESTERLY LINE OF U.S. HIGHWAY 27/441 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GRIFFIN ROAD; THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF GRIFFIN ROAD TO A POINT AT THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF ALTERNATE KEY NO. 3847960; THENCE SOUTHERLY ALONG THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF ALTERNATE KEY NO. 3847960 AND ALONG THE EAST LINE OF ALTERNATE KEY NO. 3847960 AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE NORTHERLY LINE OF ALTERNATE KEY NO. 1175577; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SUSAN STREET; THENCE SOUTHERLY AND EASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SUSAN STREET TO A POINT ON THE EASTERLY LINE OF ALTERNATE KEY NO. 1175577; THENCE SOUTHERLY, EASTERLY, SOUTHERLY, SOUTHWESTERLY AND

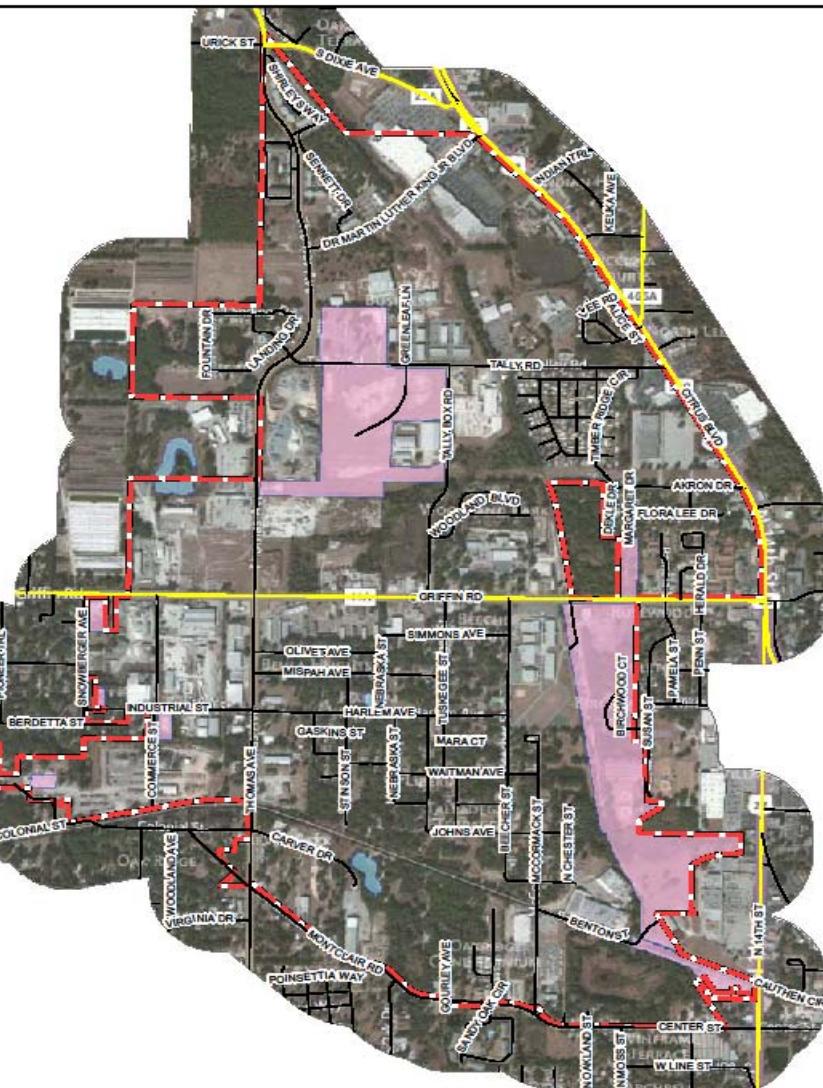
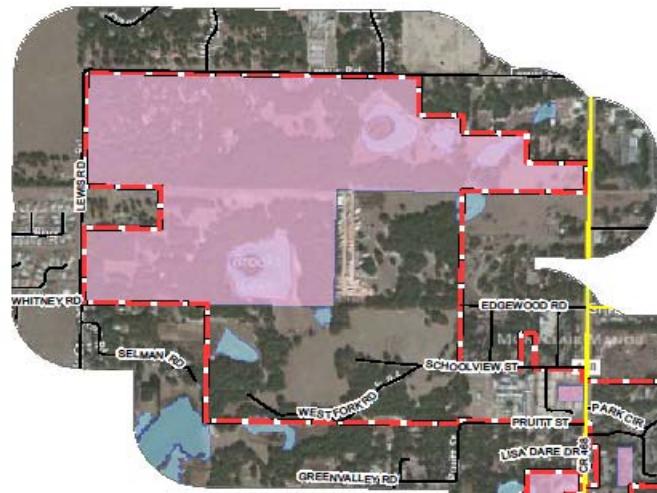
CARVER HEIGHTS REDEVELOPMENT PLAN

SOUTHERLY ALONG THE EASTERLY LINE OF ALTERNATE KEY NO. 1175577 TO A POINT ON THE NORTHERLY LINE OF ALTERNATE KEY NO. 1175704; THENCE EASTERLY ALONG THE NORTHERLY LINE OF ALTERNATE KEY NO. 1175704 TO THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1174538; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID ALTERNATE KEY NO. TO A POINT ON THE NORTHERLY LINE OF ALTERNATE KEY NO. 1174503; THENCE WESTERLY AND SOUTHWESTERLY ALONG THE NORTHERLY LINE OF ALTERNATE KEY NO. 1174503 AND ALTERNATE KEY NO. 3254937 TO THE NORTHWEST CORNER OF ALTERNATE KEY NO. 3254937; SAID POINT ALSO BEING AT THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1175704; THENCE SOUTHERLY, SOUTHEASTERLY AND WESTERLY ALONG THE EASTERLY AND SOUTHERLY LINE OF SAID ALTERNATE KEY NO. 1175704 TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED ACL RAILROAD; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED ACL RAILROAD TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE ABANDONED SAL RAILROAD; THENCE SOUTHEASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF THE ABANDONED SAL RAILROAD TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27; THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27 TO A POINT AT THE NORTHEAST CORNER OF ALTERNATE KEY NO. 1455693; THENCE WESTERLY ALONG THE NORTH LINE OF SAID ALTERNATE KEY TO A POINT AT THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF ALTERNATE KEY NO. 3786198; THENCE NORtherly ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID ALTERNATE KEY AND ALONG THE EAST LINE OF SAID ALTERNATE KEY NO. 3786198 TO THE NORTHEAST CORNER OF SAID ALTERNATE KEY; THENCE WESTERLY ALONG THE NORTH LINE OF SAID ALTERNATE KEY AND ALONG THE NORTH LINE OF ALTERNATE KEY NO. 3786199 TO A POINT ON THE EAST LINE OF ALTERNATE KEY NO. 3777305; THENCE NORtherly, WESTERLY AND SOUTHERLY ALONG THE EASTERLY, NORtherly AND WESTERLY LINE OF SAID ALTERNATE KEY NO. 3777305 TO A POINT ON THE NORTHERLY LINE OF ALTERNATE KEY NO. 3777306; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID ALTERNATE KEY TO A POINT AT THE NORTHWEST CORNER OF ALTERNATE KEY NO. 3777311; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID ALTERNATE KEY AND ALONG THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE NORTHERLY LINE OF ALTERNATE KEY NO. 1455693; THENCE WESTERLY ALONG THE NORtherly LINE OF SAID ALTERNATE KEY TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED ACL RAILROAD; THENCE SOUTHEASTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE ABANDONED ACL RAILROAD TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CENTER STREET; THENCE WESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CENTER STREET TO THE POINT OF BEGINNING.

CARVER HEIGHTS REDEVELOPMENT PLAN



City of Leesburg Lake County, FL Carver Heights CRA Exhibit A Area Map



Legend

- CRA Boundary
- CRA Expansion Areas
- Lake & Water Bodies



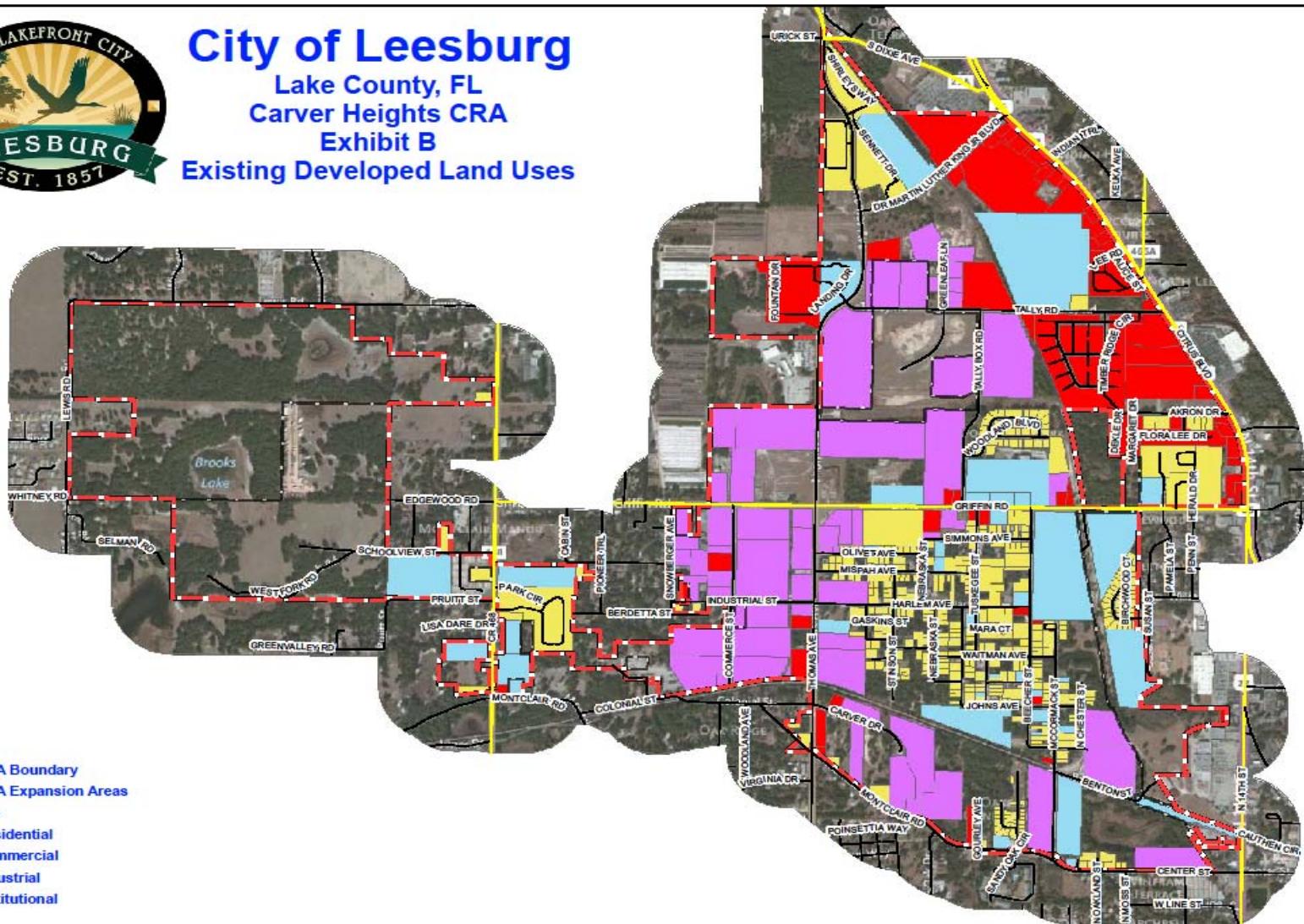
CARVER HEIGHTS REDEVELOPMENT PLAN



City of Leesburg

Lake County, FL
Carver Heights CRA
Exhibit B

Existing Developed Land Uses



CARVER HEIGHTS REDEVELOPMENT PLAN

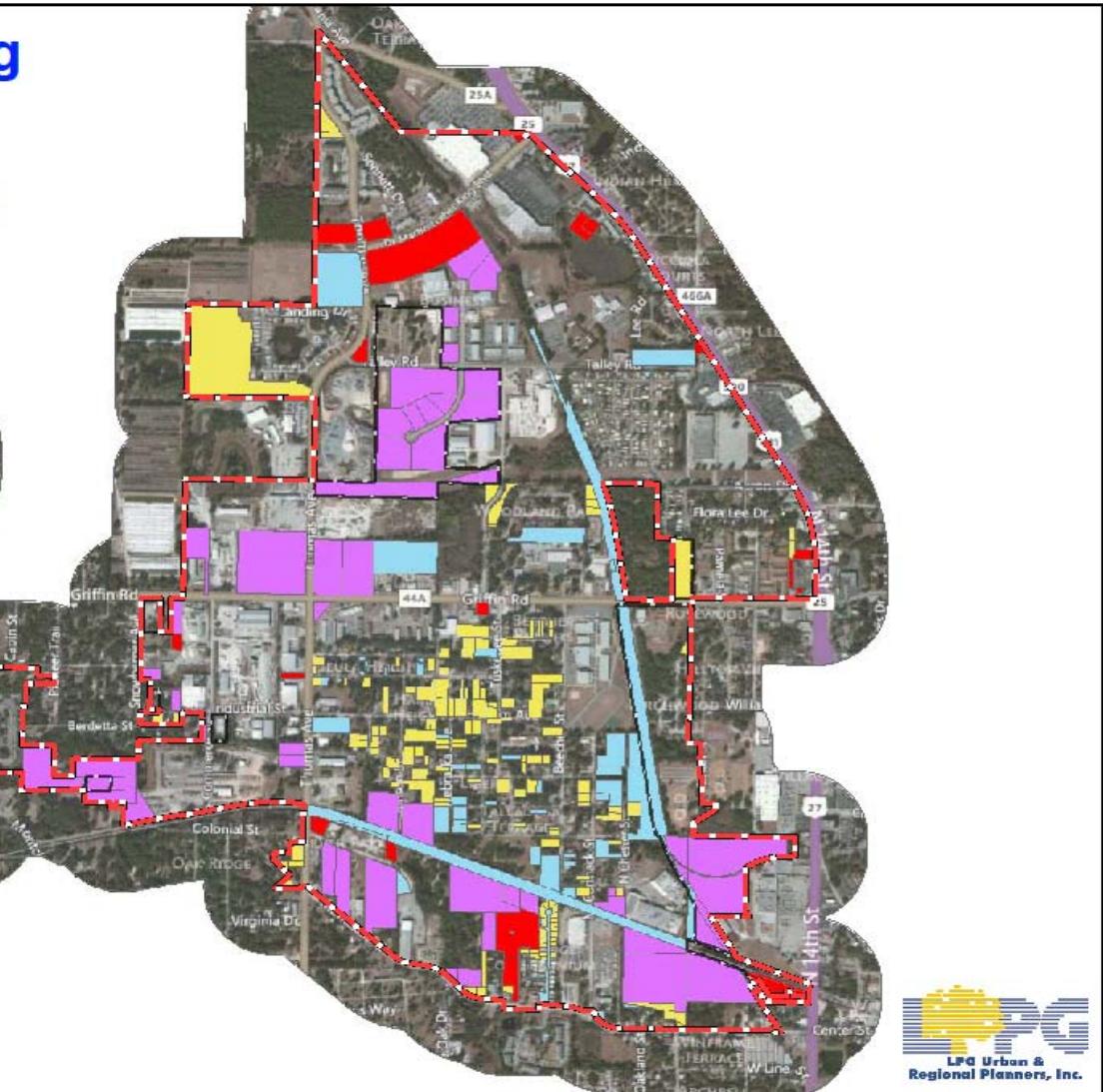


City of Leesburg Lake County, FL Carver Heights CRA Exhibit C Existing Vacant Land Uses



Legend

- CRA Boundary
- CRA Expansion Areas
- Land Use
- Vacant Residential
- Vacant Residential Mixed Use
- Vacant Commercial
- Vacant Industrial
- Vacant Institutional

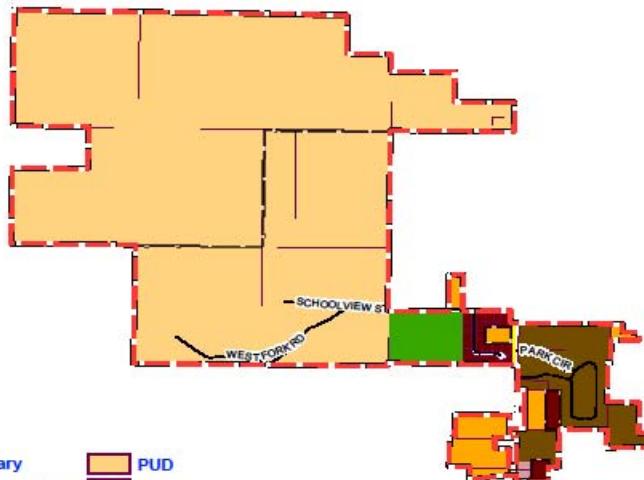


CARVER HEIGHTS REDEVELOPMENT PLAN



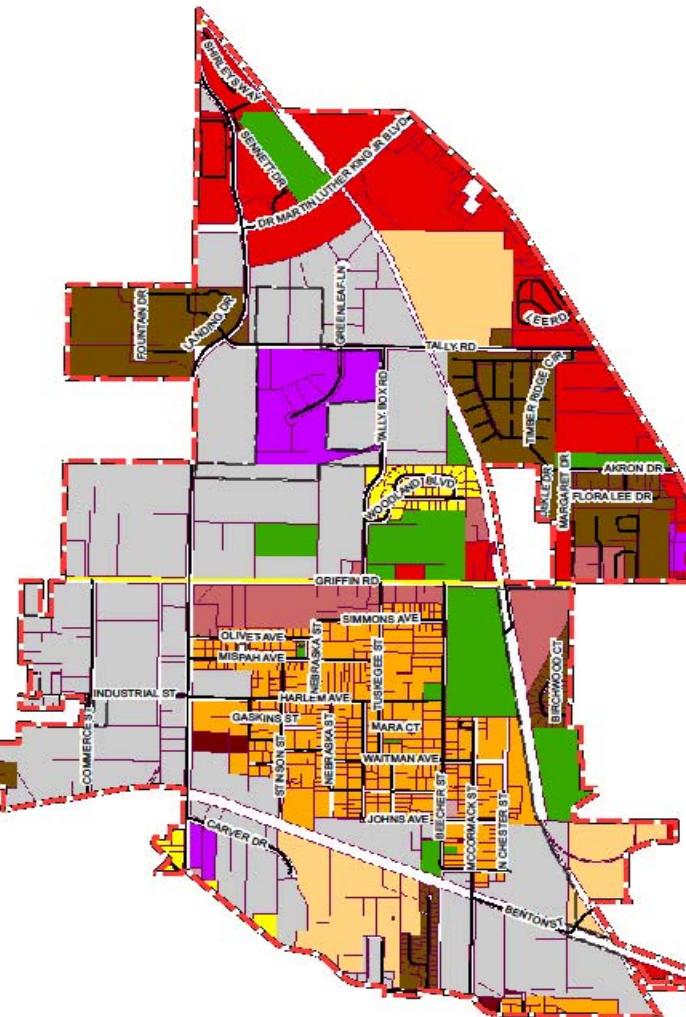
City of Leesburg

Lake County, FL
Carver Heights CRA
Exhibit D
Zoning Map



Legend

 	CRA Boundary
 	CRA Expansion Areas
 	Leesburg Zoning
 	A
 	P
 	INST
 	RE-1
 	R-1-A
 	R-1
 	R-2
 	R-3
 	PUD
 	RP
 	C-1
 	C-2
 	C-3
 	PSC
 	CBD
 	CIP
 	SPUD
 	M-1
 	M-2



CARVER HEIGHTS REDEVELOPMENT PLAN



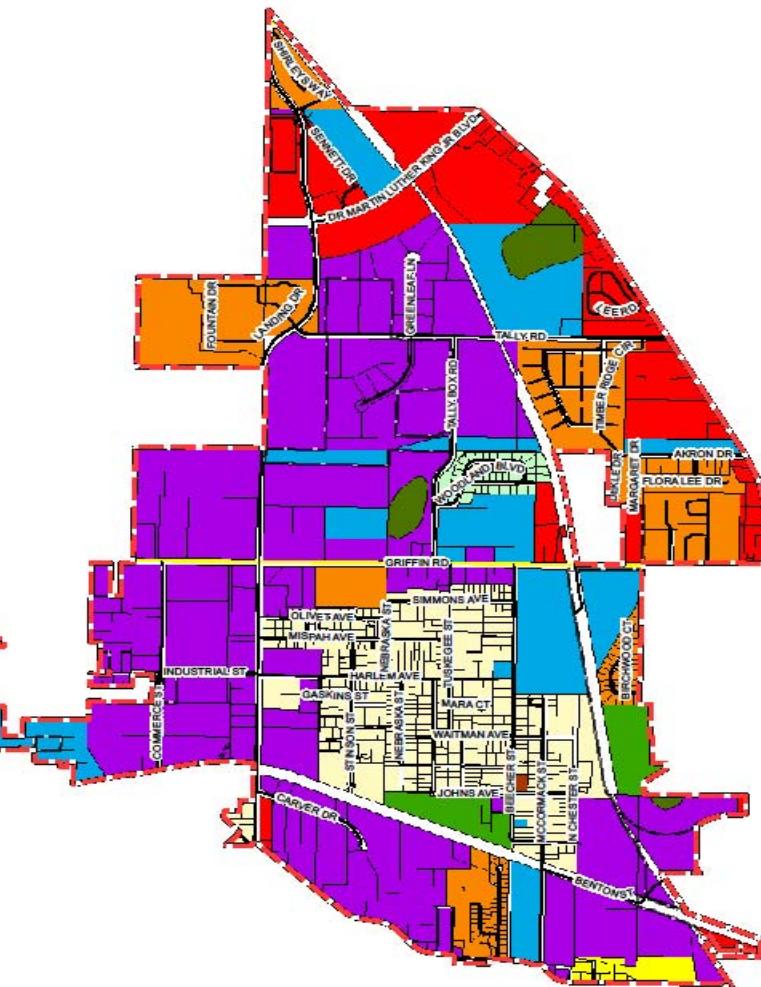
City of Leesburg

Lake County, FL
Carver Heights CRA
Exhibit E
Future Land Use Map



Legend

	CRA Boundary
	CRA Expansion Areas
Future Land Use	
	TRANSITIONAL
	RIGHTS-OF-WAY
	IND & TECH COMMERCIAL PARK
	GENERAL COMMERCIAL
	ESTATE
	MEDIUM DENSITY
	NEIGHBORHOOD MIXED USE
	INSTITUTIONAL
	SP MIXED USE
	WATER BODIES
	INDUSTRIAL
	RECREATION & TRAILS
	CONSERVATION
	HIGH DENSITY
	LOW DENSITY
	DOWNTOWN MIXED USE



CARVER HEIGHTS REDEVELOPMENT PLAN



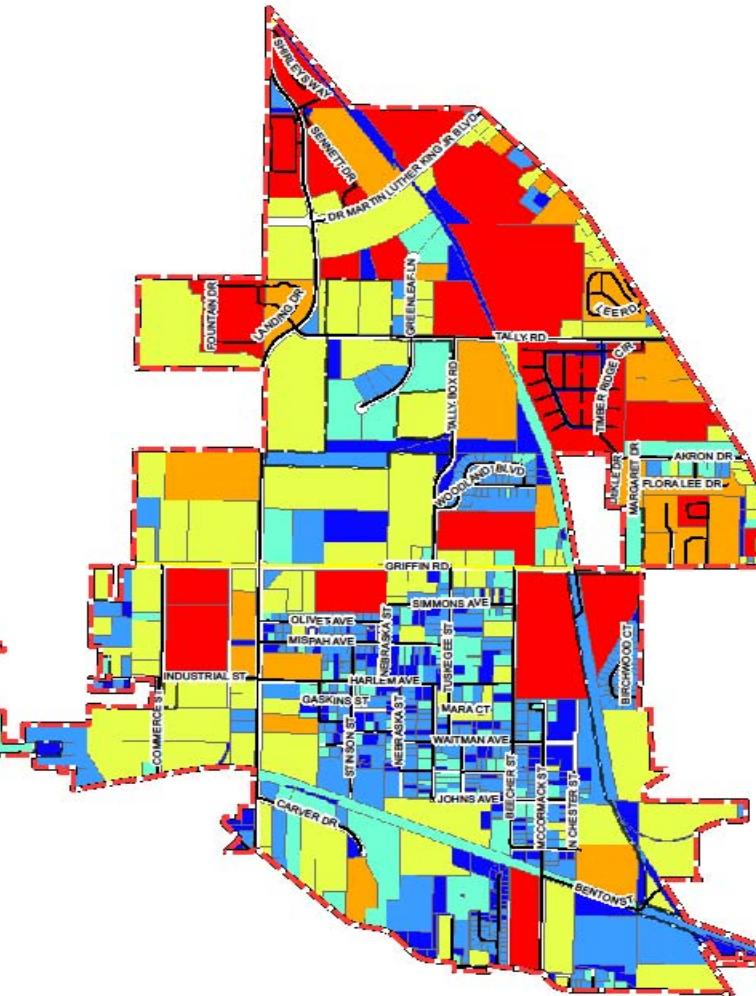
City of Leesburg

Lake County, FL
Carver Heights CRA
Exhibit F
Total Taxable Values



Legend

- CRA Boundary
- CRA Expansion Areas
- Total Taxable Value by Tax Parcel**
- \$0 - \$15,000
- \$15,001 - \$50,000
- \$50,001 - \$100,000
- \$100,001 - \$500,000
- \$500,001 - \$1,000,000
- \$1,000,001 - \$10,000,000



CARVER HEIGHTS REDEVELOPMENT PLAN



City of Leesburg

Lake County, FL
Carver Heights CRA
Exhibit G
FLU / Zoning Comparison



Legend

 	CRA Boundary
 	CRA Expansion Areas
 	Future Land Use
 	TRANSITIONAL
 	RIGHTS-OF-WAY
 	IND & TECH COMMERCIAL PARK
 	GENERAL COMMERCIAL
 	ESTATE
 	MEDIUM DENSITY
 	NEIGHBORHOOD MIXED USE
 	INSTITUTIONAL
 	SP MIXED USE
 	WATER BODIES
 	INDUSTRIAL
 	RECREATION & TRAILS
 	CONSERVATION
 	HIGH DENSITY
 	LOW DENSITY
 	DOWNTOWN MIXED USE

